



104 Broughton Road, Banbury, Oxon OX16 9QQ  
£219,950

**Stanbra  
Powell** Estate Agents  
Valuers  
Property Lettings





*Delightful two/three bedroom character property within walking distance of the town centre.*

**Living room | Dining room | Kitchen | Rear Lobby | Cloakroom | Two/three bedrooms | Bathroom | Rear garden | Off road parking | Gas central heating | Double glazing**

Located within walking distance of the town centre, is this charming two/three bedroom character property. The property benefits from off road parking, a wealth of character features including stripped floors and feature fireplaces, as well as having a pleasant rear garden.

### Ground Floor

Entrance via single glazed wooden door to;

**Living room:** Stripped wooden floors. Feature fireplace. Cupboard housing electric fuse box. Double panel radiator. UPVC double glazed window to front aspect.

**Dining room:** Stripped wooden floor. Double panel radiator. Understairs storage cupboard. Single glazed window off the dining room looking into rear lobby. Door leading to;

**Kitchen:** Stripped wooden floor. A range of base and eye level units. Roll top work surfaces. Built-in stainless steel sink unit. Space for washing machine. Space for gas cooker. Space for fridge/freezer. UPVC double glazed window to rear aspect. Single glazed window and door into;

**Rear lobby:** Steps down with shelving and double glazed windows to side aspect. Single glazed wooden door leading to rear garden. Outside tap. Door leading to;

**Cloakroom:** High level WC. Wash hand basin. Tile splashbacks. Double glazed window to rear aspect. Single panel radiator.

### First Floor

**Landing:** Single panel radiator. Access to loft.

**Bedroom one:** Stripped wooden floor. Double panel radiator. Feature fireplace. UPVC double glazed window to front aspect.

Door leads through to **bedroom three/dressing room.** Double panel radiator. UPVC double glazed window to front aspect.

**Bedroom two:** Feature fireplace. UPVC double glazed window to rear aspect. Double panel radiator. Built-in wardrobe.

**Bathroom:** Larger than average bathroom with four piece suite comprising of low level WC, wash hand basin with built-in storage underneath, separate shower cubicle with electric shower over and wooden panelled bath. Cupboard housing Valliant combi boiler. UPVC double glazed window to side and rear aspects. Heated towel rail.

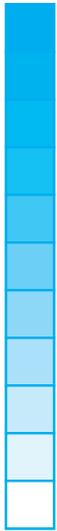
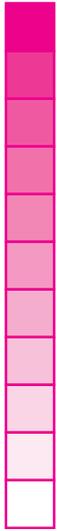
### Outside

**Front:** Pathway leading to front door. Flower and shrub border.

**Rear garden:** Paved patio area, the rest is laid to lawn with flower and shrub borders. Enclosed by timber panel fencing. Hardstanding for shed. Gated access leading to parking area, access via side passageway.

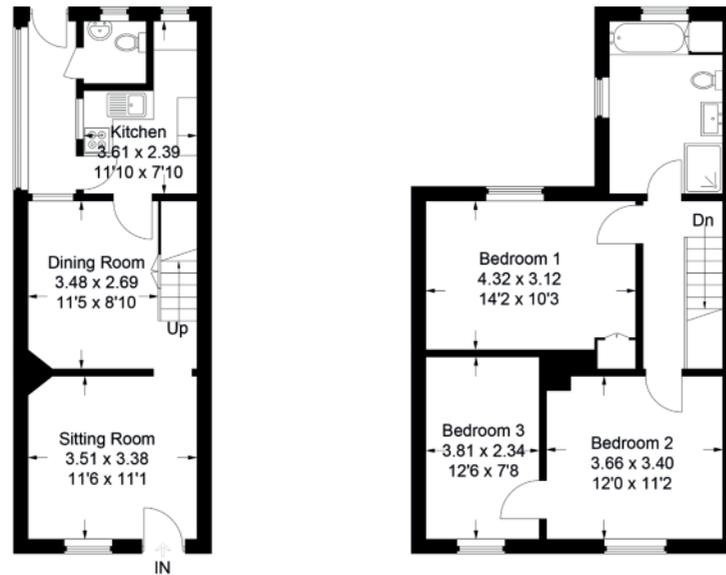
**Services:** All  
**Council Tax Banding:** C  
**Authority:** Cherwell District Council

**Directions:**  
From Banbury Cross proceed via West Bar into the Broughton Road. After the turning for Bath Road the property will be found on the right hand side and can be recognised by our 'For Sale' board.





Approximate Gross Internal Area  
 Ground Floor = 38 sq m / 409 sq ft  
 First Floor = 52.2 sq m / 562 sq ft  
 Total = 90.2 sq m / 971 sq ft

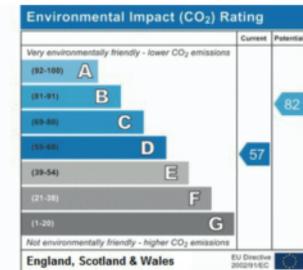
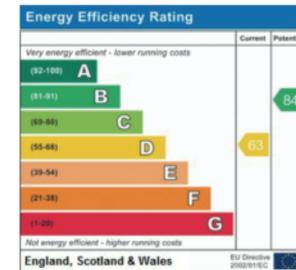


**Ground Floor**

**First Floor**

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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**Important Agent's Note** All services throughout the property are untested. Any applicants must satisfy themselves with the condition of any central heating systems, fitted gas fires, showers or any other installations (where applicable). Also all measurements should be taken as approximate, although every care is taken in their accuracy. These details contained herein are for information purposes only and do not form the basis of a contract.

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Viewing: Through appointment with Stanbra Powell

