



TOTAL FLOOR AREA: 608 sq. ft. (56.4 sq. m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**VIEWING:** THROUGH APPOINTMENT WITH THE AGENTS, STANBRA POWELL

**SERVICES:** All

**CURRENT COUNCIL TAX BANDING:** C      **LOCAL AUTHORITY:** South Northants Council

**DIRECTIONS:**

**From Banbury Cross proceed south along the Oxford Road, continue on this road leaving Banbury and after approximately two miles take the left turn signposted Kings Sutton. Upon entering the village take the first left turn into Sandringham Road, this road leads into Balmoral Way turn left into Blenheim Rise and the second right into Kensington Close.**

**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 hereon are for information purposes only and do not form the basis of a contract.

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1 Kensington Close  
Kings Sutton  
Banbury  
Oxon  
OX17 3XB  
**£229,950**



**Stanbra  
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*Two bedroom semi detached bungalow located in this extremely popular village*

**Entrance hallway | Living room | Kitchen | Two bedrooms | Bathroom | Driveway | Garage | Pleasant rear garden backing onto open farmland | Gas central heating | Double glazing | End of chain**

Located in the popular village of Kings Sutton which provides many amenities such as local shops, primary school, public houses, church and railway station with regular trains to Birmingham, Oxford and London, is this two bedroom semi detached bungalow which benefits from a good size driveway, garage and pleasant rear garden backing onto open countryside. The property has been recently re-decorated throughout and new carpets fitted. The property would benefit from further updating and is offered with no upward chain.

**DESCRIPTION:**

**Accommodation:**

UPVC double glazed door to;

Entrance hallway: UPVC double glazed obscured window to front aspect. Wall mounted radiator. Doors to all accommodation.

Living room: Good size living room with large UPVC double glazed window (potential to be converted into double doors onto the garden). Wall mounted double panel radiator. Gas point for gas fire.

Kitchen: This room would benefit from updating, currently comprising of a range of base and eye level units. Built-in sink unit. Space for cooker. Space for fridge. Space for washing machine. Wall mounted Glow Worm boiler. Tile splashbacks. UPVC double glazed window overlooking rear garden. UPVC double glazed door to side aspect.

Bedroom one: Good size double bedroom with UPVC double glazed window to front aspect. Double panel radiator.

Bedroom two: Small double/single room with UPVC double glazed window to front aspect. Wall mounted fuse box. Loft hatch giving access to loft.

Bathroom: Three piece white suite comprising of low level WC, wash hand basin and panelled bath with electric shower over. Tile splashbacks. UPVC double glazed obscured window to side aspect. Airing cupboard housing hot water tank. Wall mounted single panel radiator.

**Outside:**

Front: Driveway for approximately two vehicles, the rest is laid to lawn with some flower and shrub borders. Pathway leading to front door.

Rear garden: Paved patio area. The rest is mostly laid to lawn with flower and shrub borders. Enclosed mainly by timber panel fencing. Views of open farmland at the rear.

Garage: Pre-fabricated concrete construction with metal up and over door. Measures 8'6 x 18ft.

