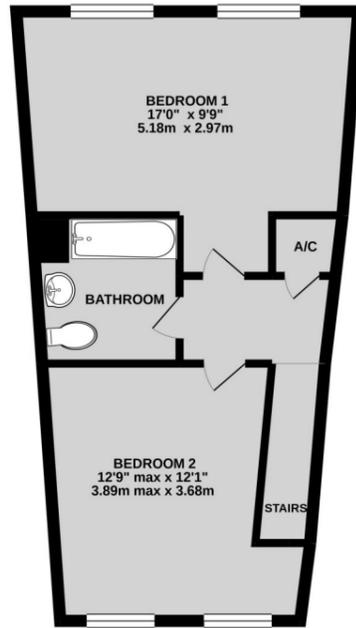
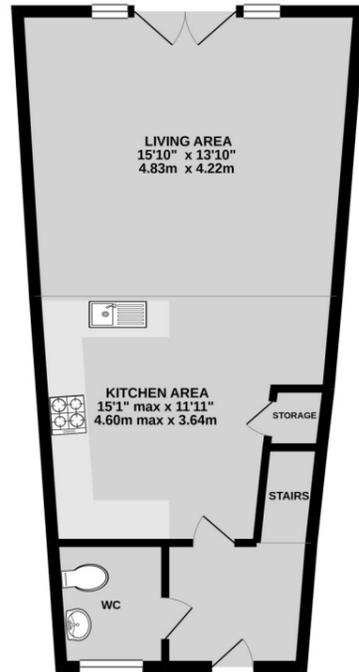


GROUND FLOOR  
450 sq.ft. (41.8 sq.m.) approx.

1ST FLOOR  
414 sq.ft. (38.5 sq.m.) approx.



TOTAL FLOOR AREA: 864 sq.ft. (80.3 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, screens 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.  
Made with Metropix ©2021



17 Golby Road  
Bloxham  
Banbury  
Oxon  
OX15 4GX  
**£247,500**

**VIEWING:** THROUGH APPOINTMENT WITH THE AGENTS, STANBRA POWELL

**SERVICES:** All

**CURRENT COUNCIL TAX BANDING:** C      **LOCAL AUTHORITY:** Cherwell District Council

**DIRECTIONS:**

From Banbury Cross proceed south west on the A361 Chipping Norton Road and go through the village of Bloxham and upon leaving the small roundabout, take the left turn to the Barford Road. Continue for approximately half a mile and take the second left into Golby Road. Golby Road is directly off Barford Road

**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.

5/6a Horsefair, Banbury, Oxon. OX16 0AA

Tel: 01295 221100 E-mail: [post@stanbra-powell.co.uk](mailto:post@stanbra-powell.co.uk) Web Page: [www.stanbra-powell.co.uk](http://www.stanbra-powell.co.uk)



**Stanbra  
Powell**

Estate Agents  
Valuers  
Property Lettings



***An extremely well presented two double bedroom terraced home.***

**Entrance hallway | Large cloakroom | Open plan living/kitchen/dining room | Two large double bedrooms | Bathroom | Pleasant rear garden | Parking for two vehicles | Gas central heating | Double glazing**

Set in the extremely popular village of Bloxham and within walking distance of many amenities the property benefits from two large double bedrooms, large open plan living space, pleasant rear garden and two parking spaces.

**DESCRIPTION:**

**Ground Floor:**

Front door.

Entrance hallway: Radiator. Stairs rising to first floor. Wooden flooring.

Cloakroom: UPVC double glazed obscured window to front aspect. Two piece suite comprising of low level WC and wash handbasin. Tile splashback. Radiator. Cupboard housing Potterton boiler. Space for dryer. Vinolay flooring.

Open plan living/kitchen/dining room: Range of grey base and eye level units. Laminate worktop. Space for fridge/freezer and washing machine. Built-in Hotpoint oven with four ring gas hob and extractor hood above. Built-in dishwasher. Stainless steel sink unit. Understairs cupboard. Wooden flooring throughout. Two radiators. UPVC double glazed double doors opening onto rear garden, two further window panels.

**First Floor:**

Landing: Access to loft. Airing cupboard.

Bedroom one: Large double bedroom with two UPVC double glazed windows overlooking rear garden. Two radiators.

Bathroom: Three piece white suite comprising of low level WC, wash handbasin and panelled bath with shower attachment. Tile splashbacks. Vinolay flooring. Radiator. Extractor.

Bedroom two: Good size double bedroom with two UPVC double glazed windows to front aspect. Radiator.

**Outside:**

Front: Pathway to front door. Areas laid to bark, with various flowers and shrubs.

Rear garden: Paved patio area with steps up to larger patio area. The rest of the garden is mostly laid to lawn, enclosed by timber panel fencing. Gated rear access leading to parking area where there is side by side parking for two cars.

**Agents Note:**

There is an £18.00 per month maintenance charge which covers landscaping and public liability insurance.

**Energy efficiency rating: 84 | B**

