



9 Cedar Close, Banbury, Oxon OX16 9HE
'Guide Price' £340,000 Freehold

**Stanbra
Powell** Estate Agents
Valuers
Property Lettings





Well presented two bedroom detached bungalow located in a popular cul-de-sac

Entrance porch | Entrance hallway | Living room | Kitchen/dining room | Two bedrooms | Refitted shower room | Lean-to | Good sized rear garden | Larger than average driveway | Single garage | No onward chain | Gas central heating | Double glazing

Located in this quiet cul-de-sac on the Timm's development on the south side of Banbury is this well presented two bedroom detached bungalow. The property was originally a three bedroom and has now been knocked through to create a kitchen/dining area. The property also benefits from a good sized living area, two bedrooms, a refitted shower room, large garden and larger than average driveway, as well as a single garage. This property is offered for sale with no onward chain.

Accommodation

Access via UPVC double glazed door into entrance porch.

Entrance porch: Tiled flooring. UPVC double glazed window to side aspect. Access via single glazed wooden door into entrance hallway.

Entrance hallway: Radiator. Doors to all accommodation. Access to loft.

Living room: Good sized living room with UPVC double glazed box bay window to front aspect. Radiator.

Kitchen/dining room: A range of base and eye level units with laminate worktop. Tiling to splashback areas. Built-in sink unit. Built-in oven and 4 ring electric hob with extractor hood above. Space and plumbing for washing machine. Full height fridge/freezer. Pantry cupboard houses Worcester Comi boiler. UPVC double glazed door and window into lean-to. Dining area, space enough for dining table and chairs. Radiator. Sliding internal door leads to hallway.

Lean-to timber structure with a single glazed windows on all sides.

Bedroom one: Double bedroom with UPVC double glazed window overlooking rear garden. Radiator. Built-in wardrobes.

Bedroom two: Single bedroom with UPVC double glazed window to front aspect. Radiator. Built-in wardrobes.

Shower room: White suite comprising of low level WC, handbasin with built-in storage cupboard and shower unit. Fully tiled walls and flooring. Heated towel rail. Obscured window.

Outside

Front: Mostly paved with some shingle areas,

Driveway: Parking for approximately four to five vehicles.

Garden: West facing aspect and is mostly laid to patio, with various shingle areas. An excellent sized garden enclosed by timber panel fencing, with gated side access on both sides. The right hand side leads to the parking area, and the left hand side to the front of the property.

Single garage.

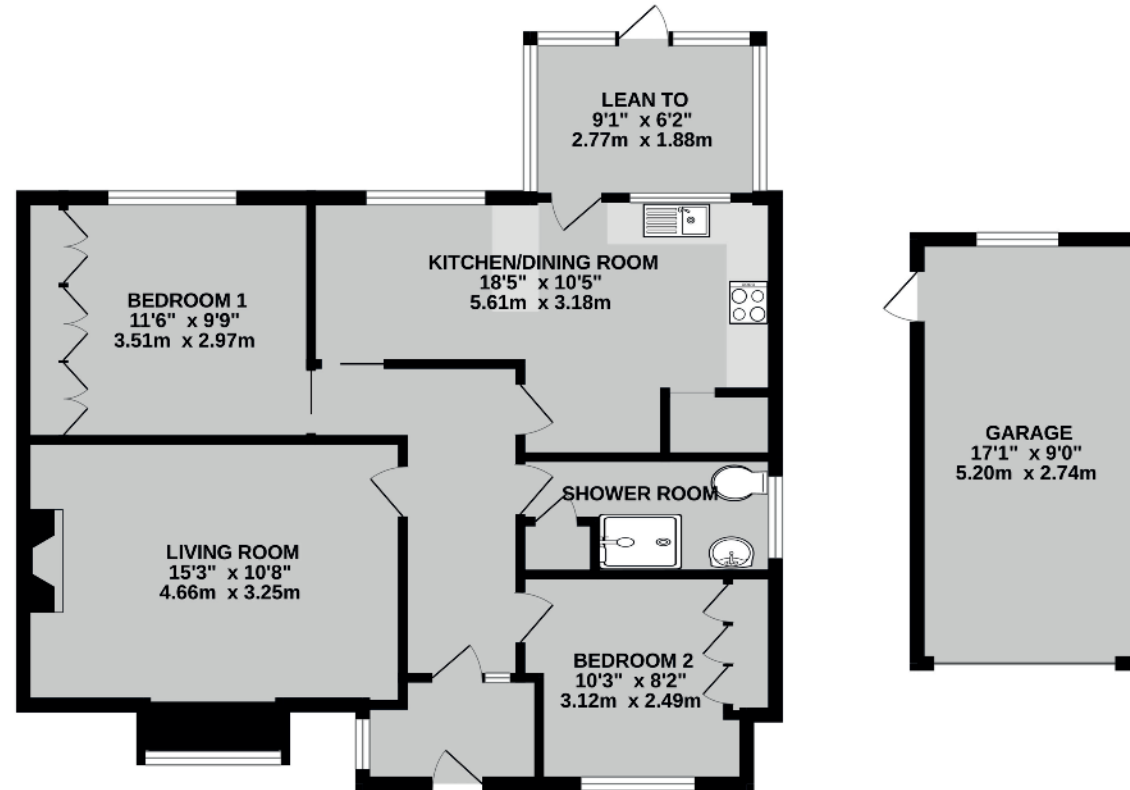
Services: All Council Tax Banding: C
Authority: Cherwell District Council

Directions: From Banbury Cross proceed south on the Oxford Road and upon reaching the flyover, continue over and at the small roundabout, take the right turn into Sycamore Drive and Cedar Close is a turning off.





876 sq.ft. (81.4 sq.m.) approx.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

TOTAL FLOOR AREA: 876 sq.ft. (81.4 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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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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Viewing: Through appointment with Stanbra Powell

