



30 Blenheim Rise, Kings Sutton, Banbury, Oxon OX17 3QX
£259,950 Freehold

**Stanbra
Powell** | Estate Agents
Valuers
Property Lettings





An end of terraced bungalow located in the heart of this sought after village, offered with no onward chain.

Entrance hall | Living room | Dining room | Two bedrooms | Bathroom | Kitchen | Garage | Driveway | Gardens to front and rear.

Located within walking distance of many amenities, a two bedroom end of terrace bungalow benefiting from a rear garden, garage and driveway.

Accommodation

Porch.

Front door.

Entrance hall: Tiled flooring. Walkway through to kitchen.

Kitchen: Matching tiled flooring. Inset sink unit and drainer. Range of oak fronted wall and base units. 4 ring electric hob with electric oven under, extractor over. Tiling to splashback areas. Window overlooking garden. Door giving access to dining room. Door through to living room.

Living room: Laminate wood flooring. Walkway through to dining room.

Dining room: Matching laminate flooring. Windows overlooking garden. Sliding doors giving access to the garden. Door to bedroom two.

Bedroom two: Overlooks the garden.

From the hallway door to bedroom one.

Bedroom one: Double bedroom to front aspect. Box bay window. Laminate flooring. Fitted wardrobe.

Bathroom: White suite comprising of panelled bath, pedestal handbasin and low level WC. All walls are fully tiled. Tiled flooring. Window to front. Heated towel rail. Cupboard housing Worcester gas combination boiler for domestic hot water and central heating. Access to partly boarded loft.

Outside

Rear garden: Enclosed by fencing and brick walling. Laid to artificial lawn, patio and shingle. Outside tap. The garden measures approximately 30 ft in width x 15 ft length. To the rear of the garden is a gate leading to driveway.

Driveway: Off road parking for one/two vehicles.

Single garage: Prefabricated construction with metal up and over door. Light and power connected. Door giving access to garden.

Front: Laid to shingle. Pathway to front door. Shrubs and trees.

Kings Sutton is a well-served village, situated on the Northamptonshire/Oxfordshire borders approximately 4 miles south east of Banbury. The village amenities include a primary school, co-op, post office, two churches, two pubs and playing fields. There is also a railway station, providing services to Oxford and London.

Services: All Council Tax Banding: B
Authority: South Northants Council

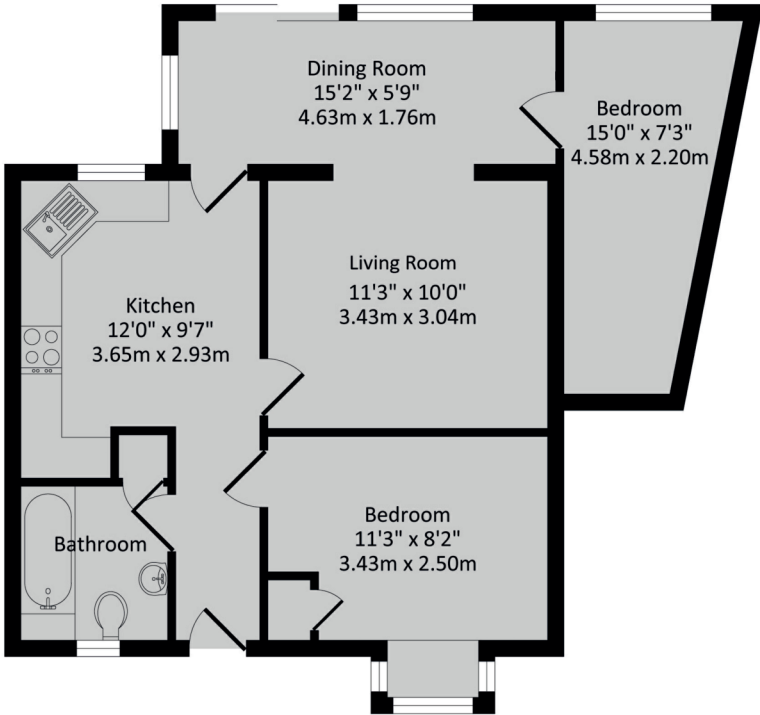
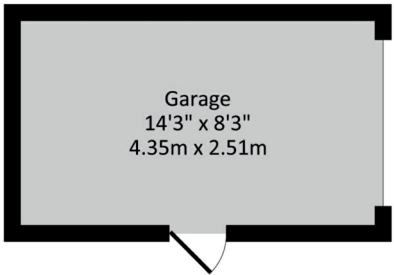
Directions: From Banbury Cross proceed South on the Oxford Road for approximately two and a half miles upon reaching Twyford, take the left turn on the Kings Sutton Road. Upon entering the village of Kings Sutton take the first left turn into Sandringham Road, take the second turning into Hampton Drive and right into Balmoral Way which leads onto Blenheim Rise.





Garage
117 sq.ft. (10.90 sq.m.) approx.

Ground Floor
592 sq.ft. (55.0 sq.m.) approx.



TOTAL APPROX. FLOOR AREA 709 sq.ft. (65.90 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.

Viewing: Through appointment with Stanbra Powell



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