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Publication name: FULLER PLACE 11, Page: 1



11 Fuller Place, Banbury, Oxon OX16 9ZA
£275,000 Freehold

Stanbra Powell
Estate Agents
Valuers
Property Lettings

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Two bedroom, stone built, Shared Ownership property.

Entrance hallway | Kitchen | Living/dining room | Two large double bedrooms | Bathroom | Allocated parking | Pleasant rear garden | 45% share

Located on the popular Redrow development on the south side of Banbury is this stone built end of terrace property benefiting from two large double bedrooms, bathroom, kitchen, living/dining room, pleasant rear garden and allocated parking. The property is being sold as a Shared Ownership property. The current owners own a 45% share of the property.

Ground Floor

Entrance hallway: Stairs rising to first floor. Laminate wood flooring. Wall mounted radiator. Access to ground floor accommodation. Good size understairs storage cupboard.

Downstairs Cloakroom: Two piece white suite comprising low level WC and wash hand basin. Wall mounted radiator. Wall mounted fuse box. Extractor fan.

Kitchen: A range of modern white base and eye level units with laminate worktop. Space and plumbing for a washing machine. Full height fridge/freezer. Dishwasher. Built-in oven with a four-ring gas hob and extractor hood above. Built-in stainless steel sink unit. UPVC double glazed window overlooks a green area to the front aspect.

Living/Dining room: Laminate wood flooring throughout. Ample space for sofa suite, dining table and chairs. Wall mounted radiator. UPVC double glazed window overlooks rear garden, and UPVC double glazed door leads to rear patio.

First Floor

Landing: Access to all first floor accommodation. Wall mounted radiator. Useful storage cupboard.

Bedroom one: Large double bedroom with two UPVC double glazed windows overlooking the rear garden. Wall mounted radiator. Feature wall panelling.

Bedroom two: Large double bedroom with UPVC double glazed window overlooking green area to the front aspect. Wall mounted radiator.

Bathroom: Three piece white suite comprising low level WC, wash hand basin, panel bath with shower over, tiling to splashback areas, as well as tiled flooring. UPVC double glazed obscured window to the front aspect. Heated towel rail. Airing cupboard housing Vaillant combination boiler, as well as further storage.

Agents Note

Lease: 125 years - 119 year remaining.
Monthly service charge: £67.96.
Monthly rent: £445.89.

We have been informed by Bromford Housing Association the purchase can be staircased to 100% ownership (£275,000).

Outside

Front: Area laid to slate with a pathway leading to the front door which is under a covered porch. Side access to the rear garden.

Rear garden: Mostly laid to lawn with patio area. Gated side and rear access. Outside tap. Pathway leading to rear gates with access to allocated parking. The garden is enclosed by mostly timber panel fencing and brick wall.

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







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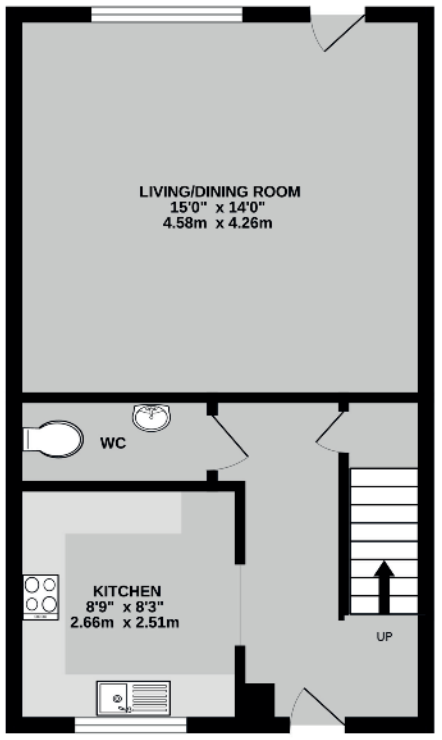




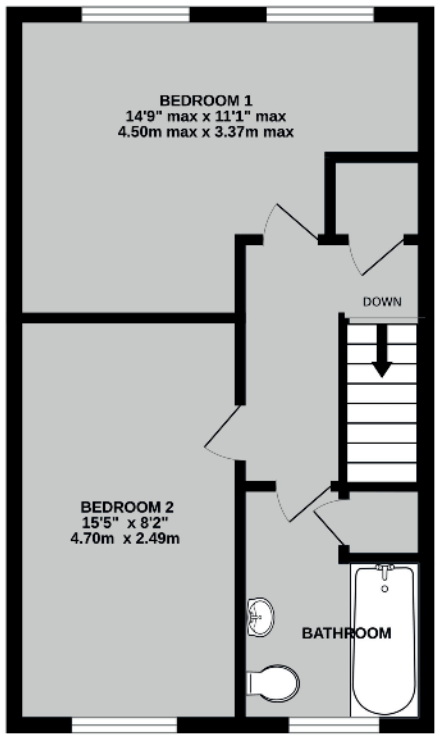
Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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GROUND FLOOR
388 sq.ft. (36.1 sq.m.) approx.



1ST FLOOR
390 sq.ft. (36.2 sq.m.) approx.



TOTAL FLOOR AREA : 778 sq.ft. (72.3 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.

Viewing: Through appointment with Stanbra Powell

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