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Publication name: BROOKE ROAD 6, Page: 1



6 Brooke Road, Banbury, Oxon OX16 9QX
£310,000 Freehold

Stanbra Powell
Estate Agents
Valuers
Property Lettings

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A well presented three bedroom terrace home.

Entrance porch | Living/dining room | Conservatory | Kitchen | Three bedrooms | Bathroom | Rear garden | Driveway | Garage

Set in a quiet street on the popular Poets Corner development, this three bedroom terrace house is presented in good order throughout. It combines a large living/dining room and conservatory with a modern kitchen, three well-proportioned bedrooms and a bathroom, plus a westerly facing rear garden, driveway and single garage.

Approach and Driveway
A block paved driveway provides parking for two to three vehicles and access to the garage. Steps lead to the front door, which opens via a double glazed door into the entrance porch.

Ground Floor

Entrance Porch
A UPVC double glazed obscured window to the front aspect, with a door through to the living/dining room.

Living/Dining Room
A spacious room with a UPVC double glazed window to the front aspect and laminate wood flooring throughout. There are three wall mounted radiators and an under stairs cupboard, with stairs rising to the first floor. Ample space for a sofa suite and dining table and chairs. UPVC double glazed doors open into the conservatory.

Conservatory
Built of brick and UPVC with a polycarbonate roof, with UPVC double glazed windows on all sides and tiled flooring. Double doors open onto the rear garden.

Kitchen
A range of modern base and eye level units with laminate worktops and tiled splashback areas, complemented by a fitted sink unit. Built-in oven with electric four ring hob and extractor hood above. Space and plumbing for a washing machine and full height fridge freezer. Laminate wood flooring. A UPVC double glazed window overlooks the rear garden, and a UPVC double glazed door leads to the rear patio.

First Floor Landing
Provides access to all first floor accommodation, with a loft hatch.

Bedroom One
A good sized double bedroom with laminate wood flooring, wall mounted radiator and a UPVC double glazed window overlooking the rear garden.

Bedroom Two
A double bedroom with a UPVC double glazed window to the front aspect, wall mounted radiator and laminate wood flooring.

Bedroom Three
A good sized single bedroom with a UPVC double glazed window overlooking the rear garden, wall mounted radiator and laminate wood flooring.

Bathroom
A three piece white suite comprising low level WC, wash hand basin and corner shower unit with bar shower over. Wall mounted heated towel rail and a UPVC double glazed obscured window to the front aspect. The airing cupboard houses the Worcester combination boiler, which serves the gas central heating.

Outside

Garden
Stepping out from the conservatory onto the paved patio area, the rest of the garden is mostly laid to lawn with a shingle border. At the rear is a hardstanding for a summerhouse and a secondary patio area. The garden is enclosed by timber panel fencing, has gated rear access and a westerly facing aspect.

Garage
A single garage with metal up and over door, power and light connected, wall mounted fuse box and tap.

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







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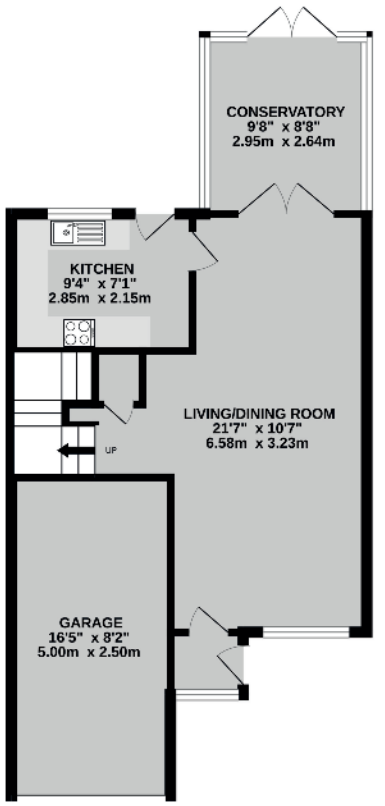




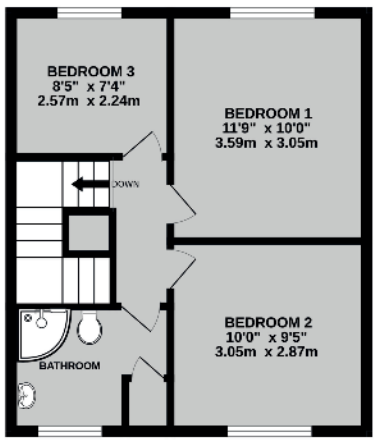


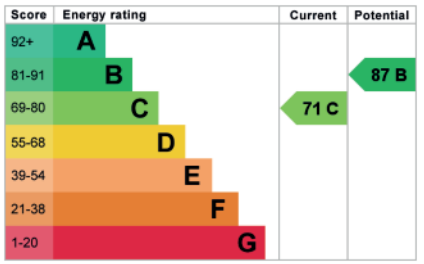
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GROUND FLOOR
554 sq.ft. (51.4 sq.m.) approx.



1ST FLOOR
396 sq.ft. (36.8 sq.m.) approx.





TOTAL FLOOR AREA : 950 sq.ft. (88.2 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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