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Publication name: OSTERLEY GROVE 12, Page: 1



12 Osterley Grove, Banbury, Oxon OX16 9LR
£310,000 Freehold

Stanbra Powell
Estate Agents
Valuers
Property Lettings

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Publication name: OSTERLEY GROVE 12, Page: 2

A semi-detached house located in a favoured cul-de-sac location within close proximity of many amenities including primary and secondary schools.

Entrance hall |Living/dining room |Kitchen | Conservatory |Three first floor bedrooms | Shower room |Gardens to front and rear | Garage | Carport | Driveway

Providing well-proportioned accommodation throughout a well maintained three bedroom semi-detached house complemented by a mature and established private rear garden.

Ground Floor

Canopy porch.
Front door.

Entrance hall: Stairs rising to first floor. Useful understairs storage. Door through to living/diner.

Living/dining room: Double glazed window to front aspect. From the dining area double glazed sliding door giving access to conservatory.

Conservatory: UPVC construction with polycarbonate roof. Windows overlooking garden. Double glazed doors giving access to the garden.

From the hallway door through to kitchen.

Kitchen: Comprehensive range of light oak fronted wall and base units. Inset sink unit and drainer. Wall mounted Glow worm gas boiler for domestic hot water and central heating. Integrated 4 ring electric hob with stainless steel electric oven under. Free space and plumbing for washing machine. Free space and plumbing for dishwasher. Space for fridge/freezer. Tiled flooring. Window overlooking garden. Useful store cupboard.

First Floor

Landing: Access to loft. The loft is insulated.

Master bedroom: Double bedroom to rear aspect with window overlooking garden. Airing cupboard housing hot water tank and immersion heater.

Bedroom two: Double bedroom to front aspect.

Bedroom three: Single bedroom to front aspect.

Shower room: Fully tiled shower cubicle, wall hung handbasin with inset vanity unit and low level WC. Heated towel rail. All walls are fully tiled.

Agents Note

Windows are all double glazed with exception of the storage cupboard in the kitchen.
Gas radiator heating with radiators in all rooms with exception of bedroom two.

Outside

Rear garden: Private garden, enclosed by fencing. Mature and established, fully stocked with flowers, shrubs, trees and bushes. Patio area. Small area laid to shingle. Outside tap. The garden measures approximately 75 ft in length. Access front to back via pathway and gate.

Front: Pathway to front door. Areas laid to shingle.

Tarmac driveway: Providing off road parking for two/three vehicles.

Single garage: Metal up and over door to front. Personal door to side. Light and power connected. Attached to the garage is a Carport providing further off road parking.

Services: All Council Tax Banding: C
Authority: Cherwell District Council
Directions: From Banbury Cross proceed west along West Bar. After approximately 200 yards take the left turn into Beargarden Road, immediately right into Kingsway, second left into Wesley Drive and Osterley Grove is on the right.







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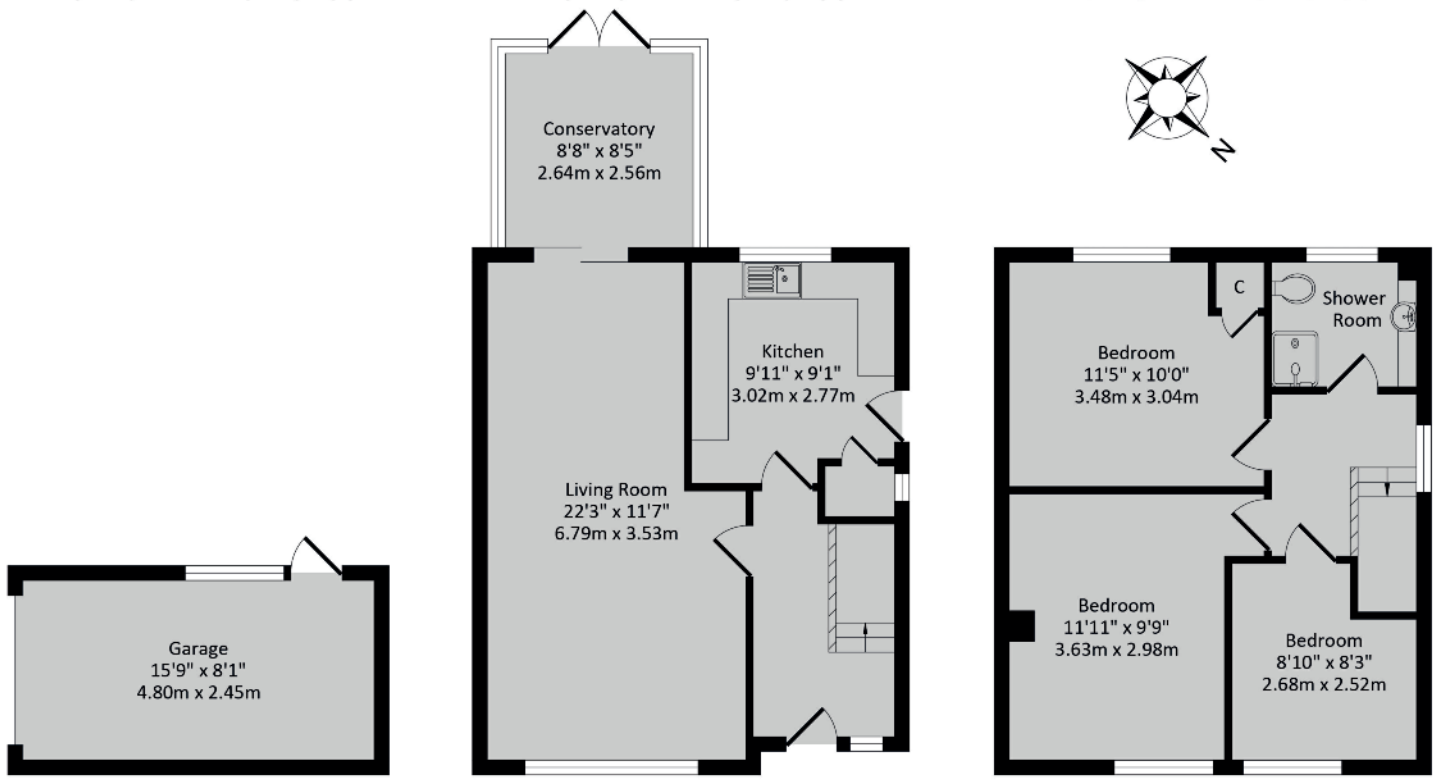
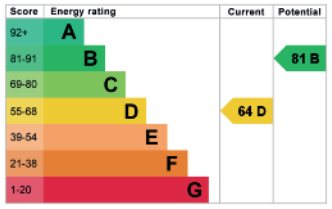
Publication name: OSTERLEY GROVE 12, Page: 4

Garage
127 sq.ft. (11.80 sq.m.) approx.

Ground Floor
478 sq.ft. (44.40 sq.m.) approx.

First Floor
407 sq.ft. (37.80 sq.m.) approx.





TOTAL APPROX. FLOOR AREA 1012 sq.ft. (94.0 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.

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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