



210 Balmoral Avenue, Banbury, Oxon OX16 0BG  
£325,000

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





*A well maintained detached property located on the edge of Banbury offered with no onward chain.*

**Entrance hall | Living room | Kitchen | Separate dining room | Three first floor bedrooms | Bathroom | Separate WC | Established rear garden | Garden to front | Larger than average single garage | Driveway**

Providing well-proportioned accommodation throughout, complemented by an established rear garden, a three bedroom detached house located on the western edge of Banbury.

### Ground Floor

UPVC front door.

**Entrance hall:** Stairs rising off to first floor. Useful understairs storage cupboard. Door through dual aspect living room.

**Living room:** Wall mounted gas fire. Double glazed window to front. Double glazed window to rear.

From the hallway door through to kitchen.

**Kitchen:** Range of contemporary light wood fronted wall and base units. Stainless steel inset sink unit and drainer. Free space and plumbing for washing machine. Space for cooker. Space for fridge/freezer. Tiling to splashback areas. Double glazed window to side aspect. Useful pantry style cupboard.

Door through to separate dining room.

**Dining room:** Double glazed door giving access to garden. Door through to living room.

### First Floor

**Landing:** Double glazed window to front aspect. Airing cupboard housing gas boiler recently installed (October 2023). Thermostat for heating. Door to bedroom one.

**Bedroom one:** Generous double bedroom with fitted wardrobe. Window to rear.

**Bedroom two:** Generous double bedroom with fitted wardrobe. Window to rear.

**Bedroom three:** Single bedroom to front aspect with fitted wardrobe. Access to loft.

**Bathroom:** White suite comprising of panelled bath and pedestal handbasin. Tiling to splashback areas. Wall mounted electric heater. Double glazed window to side.

**Separate WC:** Low level WC. Window to side aspect.

### Outside

**Rear garden:** Mature and established garden, predominately laid to lawn stocked with flowers, shrubs and bushes. Raised vegetable patch. The garden measures approximately 45 ft in length. Concrete patio area. Hardstanding for shed. Access front to back via covered walkway, this walkway has light and power.

**Front:** Open plan front garden, laid to lawn. Pathway to front door.

**Detached garage** to the side of the property of brick construction with up and over door. Larger than average in length. Light and power connected. Double glazed window to rear aspect.

**Driveway** provides off road parking for approximately two vehicles.

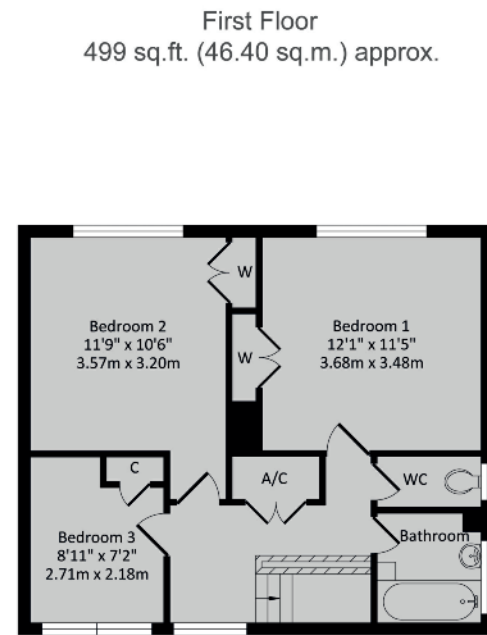
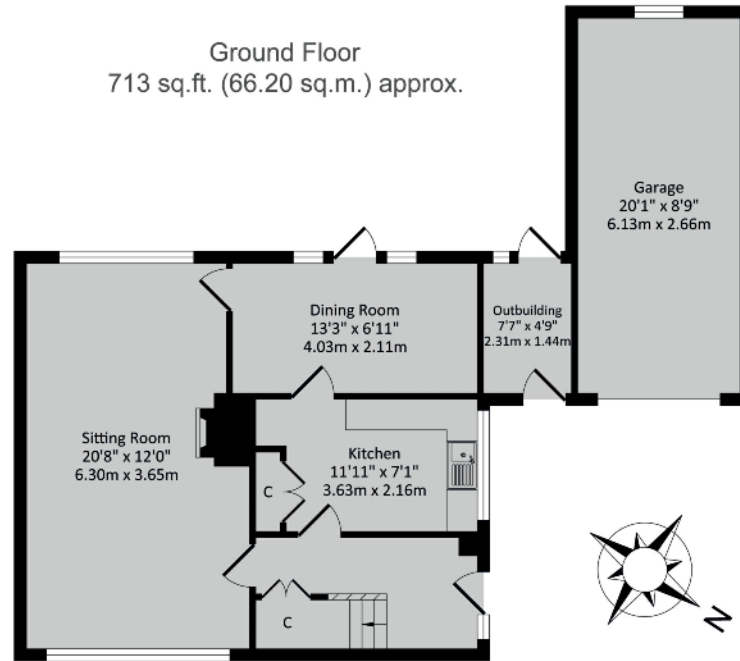
Services: All Council Tax Banding: C  
Authority: Cherwell District Council

**Directions:** From Banbury Cross proceed west along West Bar and into the Broughton Road; continue over the roundabout and take the third right turn into Balmoral Avenue.





Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		83
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			



**TOTAL APPROX. FLOOR AREA 1212 sq.ft. (112.60 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.

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