



158 Warwick Road, Banbury, Oxon OX16 2AP
£289,950

**Stanbra
Powell**

Estate Agents
Valuers
Property Lettings





Stanbra Powell are delighted to offer this spacious Victorian town house set over three floors offering character touches such as bay window, high ceilings and generous rooms. The property is located within walking distance of Banbury town centre and has an enclosed rear garden with side access and is offered with no onward chain.

Entrance hall | Living room | Dining room | Refitted kitchen | WC/Utility | Family bathroom | Two bedrooms plus spacious loft room | Rear garden

Ground Floor

Traditional wooden obscured glazed door to entrance hall.

Entrance hall: Hardwood flooring. Radiator. Traditional architrave. Stairs rising to first floor. Doors leading to living room and dining room.

Living room: Traditional bay fronted window with three double glazed units. Hardwood flooring. Radiator. Open walkway through to dining room.

Dining room: Hardwood flooring. Double glazed window to rear aspect. Radiator. Decorative fireplace (potential for open fireplace) Built-in shelving unit with storage cupboard below in one alcove. Door through to kitchen.

Refitted kitchen: Part double glazed door to rear. Double glazed window to side aspect. Fitted with a range of base and wall mounted units with work surface over. Integrated electric oven, electric hob and extractor. Stainless steel sink drainer unit with mixer taps. Tiled splashbacks. Space for white goods. Tiled flooring. Radiator. Door to understairs storage cupboard. Pantry cupboard with light.

Opening through to rear lobby with tiled flooring. Door to downstairs WC/utility room.

W/C/Utility room: Obscured double glazed window to side aspect. White suite comprising of low level WC, pedestal hand wash basin with tiled splashbacks. Radiator. Tiled flooring. Space and plumbing for washing machine and tumble dryer. Extractor.

First Floor

Landing: Split level. First level with door leading through to large family bathroom.

Family bathroom: Obscured double glazed window to rear aspect. White suite comprising of panelled bath with shower screen and Mira Sport electric shower over, low level WC with tile splashback, pedestal hand washbasin with tiled splashback. Vinyl flooring. Radiator. Airing cupboard.

Step up to landing giving access to main bedroom and bedroom two, door leading to loft room.

Bedroom: Double bedroom with two double glazed windows to front aspect. Radiator. Built-in shelving. Cupboard storage.

Bedroom: Double glazed window to rear aspect. Well-proportioned single bedroom. Radiator.

Doorway with stairs rising to loft room.

Second Floor

Spacious double loft room with double glazed window to front aspect. Ornate fireplace. Two eaves storage cupboards. Loft access. Radiator.

Outside

Front: Steps rising up to pathway leading to covered entrance porch with Terracotta tiles. Large laid patio area to the front. Tiered with with two further shingled layers.

Rear garden: Paved patio area running alongside the extension of the property. Steps leading up to further paved patio area. Gated side access to shared access to front of the property. Garden is enclosed by panel fencing and hedge borders. Steps leading up to shingled area. Further paved patio area for socialising to rear of the garden. Raised shrub and plant borders to the rear.

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

Directions: From Banbury Cross proceed north to the second set of traffic lights and take the left turn into the Warwick Road.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		82
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
WWW.EPC4U.COM		



TOTAL FLOOR AREA: 1,032 sq.ft. (95.8 sq.m.) approx.
 THIS PLAN IS APPROXIMATE AND DOES NOT REPRESENT AN OFFICIAL SURVEY. THE PROPERTY IS NOT BEING OFFERED FOR SALE OR RENT. THE INFORMATION IS FOR INFORMATION ONLY AND SHOULD NOT BE RELIED UPON FOR ANY PURPOSE. THE INFORMATION IS NOT TO BE USED AS A BASIS FOR ANY DECISION. THE INFORMATION IS NOT TO BE USED AS A BASIS FOR ANY DECISION. THE INFORMATION IS NOT TO BE USED AS A BASIS FOR ANY DECISION.

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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