



1 Fuchsia Walk, Banbury, Oxon OX16 1YS  
£229,950

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





*A three bedroom semi-detached house to the north of Banbury within walking distance to local amenities and bus route to Banbury town centre. The property is offered with no onward chain.*

**Living room | Kitchen | Three bedrooms | Bathroom | Corner plot with V-shaped garden | Allocated parking to rear | Double glazing | Gas central heating | A certain level of updating is required | No onward chain**

### Ground Floor

Obscured part double glazed door leading to entrance hall.

**Entrance hall:** Radiator. Stairs rising to first floor. Door leading to living room.

**Living room:** Double glazed sliding patio doors to side aspect. Double glazed windows to side. Radiator. Large understairs storage cupboard. Obscured part glazed wooden door leading through to kitchen.

**Kitchen:** Dual aspect room with double glazed window to side aspect. Double glazed window to rear. Part obscured double glazed door to rear garden. Kitchen with a range of wooden base and wall mounted units with work surface over. Tile splashbacks. Stainless steel sink unit with mixer taps. Integrated oven hob and extractor. Space for white goods and upright fridge/freezer. Wall mounted Glow worm energy 12 boiler.

### First Floor

**Landing:** Access to loft hatch. Door leading to main bedroom, bedroom two, three and family bathroom.

**Bedroom one:** Double bedroom with double glazed window to side aspect. Radiator. Large double size airing cupboard with slate storage housing hot water tank.

**Bedroom two:** Double glazed window to side aspect. Radiator.

**Bedroom three:** Double glazed window to side aspect. Radiator.

**Bathroom:** Obscured double glazed window to rear aspect. White suite comprising of corner bath with mixer shower attachment over, pedestal wash basin and low level WC. Part tiled splashbacks. Radiator. Vinyl flooring.

### Outside

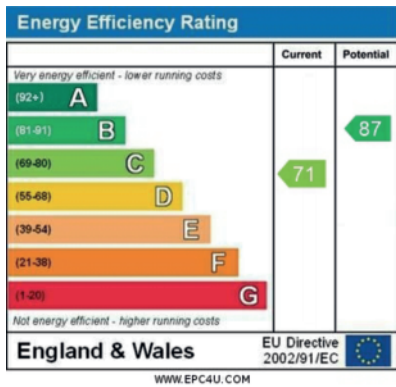
Front access via pathway. Paved pathway leading to front door and outside storage cupboards. Wooden framed pitched roof storm porch. Mainly laid to lawn with some shrub borders. Concrete pathway and step up leading to iron gate leading through to side and rear garden.

Paved patio area to the side of the property, enclosed by panel fencing and iron gate. Step up to further paved patio area to the rear of the property. The remainder of the garden is raised. Stone wall and steps leading up to lawn area. The garden is enclosed by panel fencing and hedge borders. Paved walkway to rear of the property where there is gated access to an **allocated parking space**.

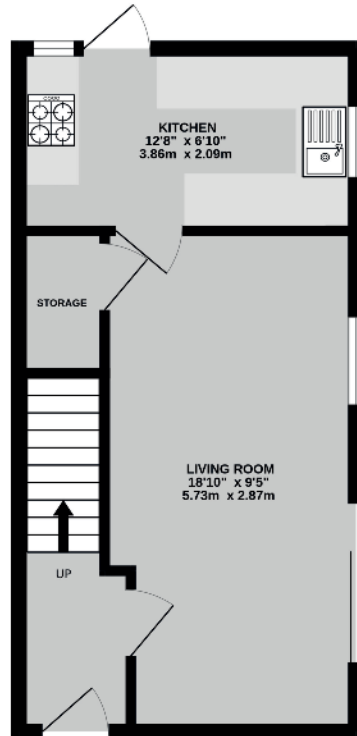
Services: All Council Tax Banding: B  
Authority: Cherwell District Council



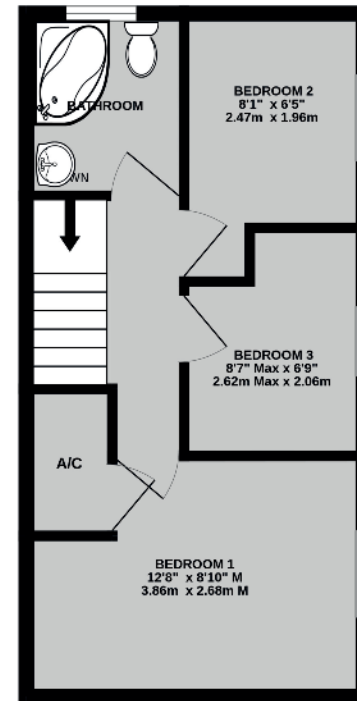




GROUND FLOOR  
 326 sq.ft. (30.3 sq.m.) approx.



1ST FLOOR  
 326 sq.ft. (30.3 sq.m.) approx.



TOTAL FLOOR AREA : 652 sq.ft. (60.6 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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