



16 Guernsey Way, Banbury, Oxon OX16 1UE
£260,000

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





Recently renovated to a very high standard is this light and airy terraced bungalow, enjoying a cul de sac location.

Kitchen/Breakfast room | Living Room | Inner hallway | Two bedrooms | Shower room | Private rear garden | Front garden | Parking to front | gas central heating | No onward chain

Having been significantly upgraded to a high specification a two bedroom bungalow within close proximity of many amenities. The property is complemented by a private rear garden.

Accommodation:

Pathway leads to newly installed composite double glazed front door.

Kitchen / Breakfast Room : Comprehensive range of contemporary wall and base units. Complementary work surfaces and tiling to splash back areas. Sink unit with mixer tap. Integrated electric hob, oven and extractor. Integrated dishwasher. Free space and plumbing for washing machine. Space for fridge/ freezer. Wood effect flooring

Living Room: Marble effect fireplace with inset living flame electric fire. Double glazed door giving access to rear.

Inner Hallway : Access to loft. Doors leading to bedrooms and shower room. Wood effect flooring.

Bedroom One: Double bedroom, overlooking rear garden. Fitted wardrobes.

Bedroom Two : Generous single bedroom to front aspect.

Shower Room: Walk in shower with glass screen screen and Triton power shower. Tiling to splash back areas. Pedestal hand basin. Low level WC. Tiled flooring. Heated towel rail. Cupboard housing newly installed Glo-worm gas combination boiler.

Outside:

Rear Garden: Private, enclosed garden. Patio area. Areas laid to lawn with paved pathway leading to further patio. Flowers, shrubs and bushes.

Front Garden: Paved area providing space for off road parking. Recess storage area. Area laid to lawn.

Agents Note

The property benefits from newly installed :

- Kitchen
- Windows and Doors
- Heating system
- Electric wiring

Services: All

Council Tax Banding: B

Authority: Cherwell District Council

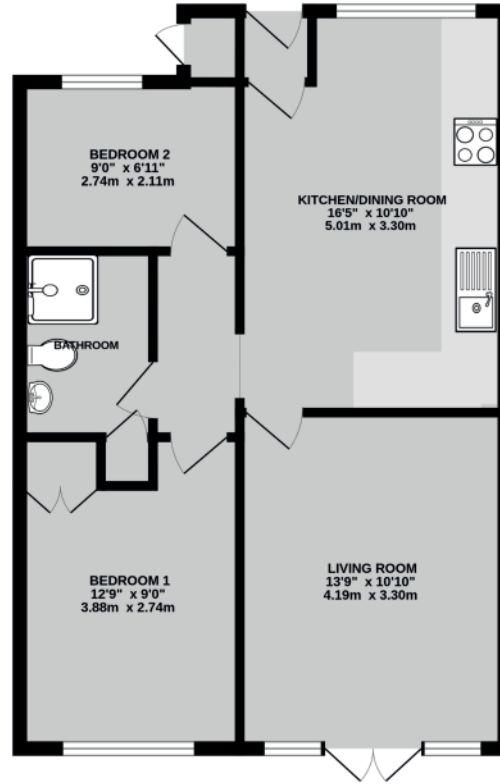
Directions : Banbury Cross proceed north to the traffic lights, taking the left turn into the B4100 Warwick Road. Continue to the large roundabout (approximately one mile) and turn right into Highlands. Continue for approximately a quarter of a mile and take the third turn left into Hereford Way and first left into Guernsey Way.







GROUND FLOOR
 579 sq.ft. (53.8 sq.m.) approx.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		90
(81-91) B		
(69-80) C	72	
(55-68) D		
(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		

Important Agent's Note All services throughout the property are Any applicants must satisfy themselves with the condition of any central systems, fitted gas fires, showers or any other installations (where Also all measurements should be taken as approximate, although every care taken in their accuracy. These details contained hereon are for purposes only and do not form the basis of a

TOTAL FLOOR AREA: 579 sq.ft. (53.8 sq.m.) approx.
 While 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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Viewing: Through appointment with Stanbra Powell



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