



15 Laxton Way, Banbury, Oxon OX16 1AB
£375,000

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





End of terrace property located on the popular Hanwell fields development, providing versatile accommodation.

Hallway | Snug | Refitted Kitchen / Dining room | Utility room | Cloakroom | Living room | Three double bedrooms | En suite to master bedroom | Refitted family bathroom | Landscape rear garden | Single garage and parking

Enjoying a favoured cul de sac location, overlooking green area, an extremely well presented three/four bedroom Town house within easy access of many amenities.

Ground Floor:

Front door

Entrance Hall: Laminate wood flooring. Under stairs storage cupboard. Stairs rising off to first floor.

Snug: Laminate wood flooring. Feature Bay window to front aspect. Walkway to refitted Kitchen/Dining room.

Refitted Kitchen / Dining room: Range of modern wall and base units. Hard work surfaces. Space for range cooker. Tiling to splash back areas. Stainless steel sink unit. Integrated dishwasher. Space for fridge/freezer. Laminate wood flooring. Window to rear. Double doors to rear.

Utility Room : Wall and base units. Free space and plumbing for washing machine. Sink unit. Worcester gas boiler installed in 2024. Laminate wood flooring. Extractor. Window to rear.

Cloak room: White suite comprising off wall mounted hand basin. Low level WC. Extractor.

First Floor:

Landing: Stairs rising to second floor.

Living room/Bedroom four: Feature bay window to front aspect. Further window to front. Fire surround.

Bedroom Three: Generous double bedroom. Windows to rear. Fitted wardrobes.

Family Bathroom: Refitted white suite comprising of wall mounted hand basin with storage cupboard under. Low level WC. Walk in double width shower with rain fall shower head and further shower attachment. Fitted glass screen. Fully tiled walls. Extractor. Heated towel rail. Tiled flooring.

Second Floor:

Landing: Window to side aspect. Airing cupboard. Access to loft.

Bedroom Two: Generous double bedroom. Two windows to rear aspect.

Master Bedroom: Double bedroom to front aspect. Windows overlooking green area. Fitted wardrobes.

En Suite: White suite comprising off Hand basin, low level WC. Tiled shower cubicle. Fully tiled walls. Heated towel rail. Tiled flooring

Outside:

Rear Garden: Landscaped west facing garden. Patio. Predominantly laid to lawn. Raised flowerbeds with sleepers. Pond. Access to side via gate. Outside tap.

Single Garage: Light and power. Up and over door. Single door to side. Pitched roof for additional storage.

Front Garden: Areas laid to lawn, shingle area. Pathway to front door. Allocated parking for two vehicles

Services: ALL

Council Tax Banding: D

Authority: Cherwell District Council





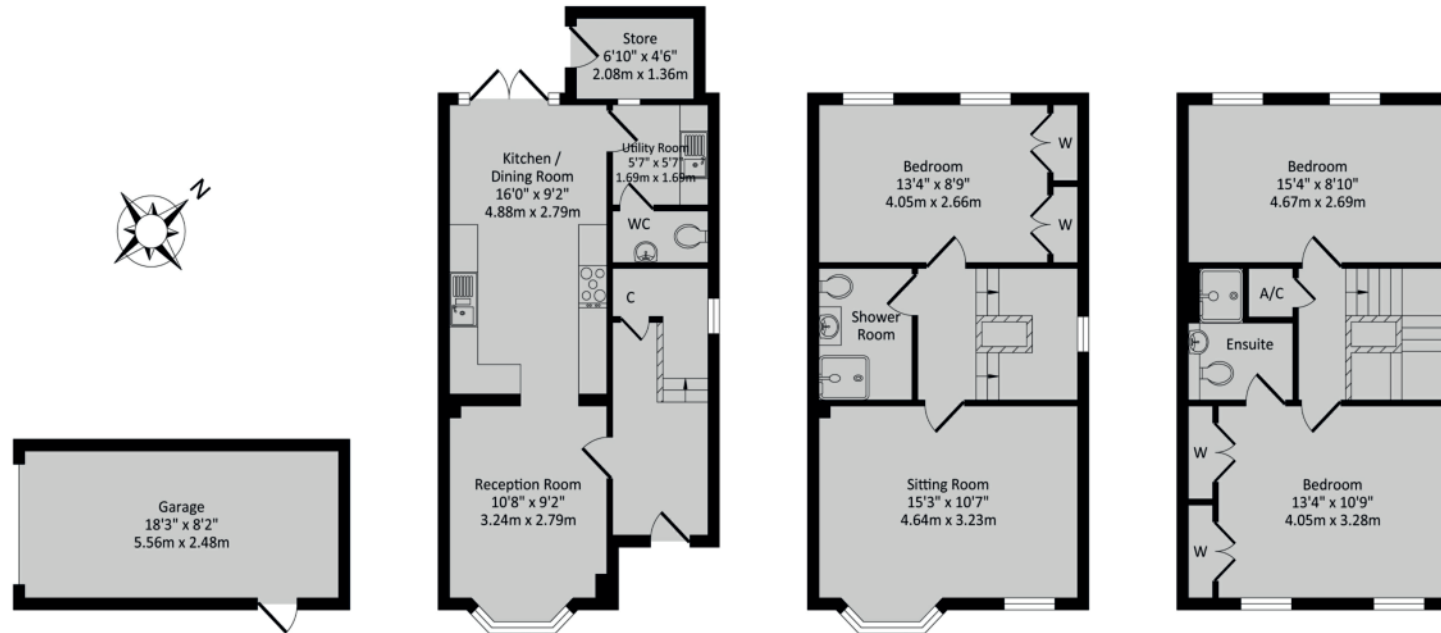
| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | 84 |
| (81-91) | B | | |
| (69-80) | C | 73 | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |
| WWW.EPC4U.COM | | | |

Garage
148 sq.ft. (13.80 sq.m.) approx.

Ground Floor
428 sq.ft. (39.8 sq.m.) approx.

First Floor
417 sq.ft. (38.7 sq.m.) approx.

Second Floor
410 sq.ft. (38.1 sq.m.) approx.



TOTAL APPROX. FLOOR AREA 1403 sq.ft. (130.40 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 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

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Viewing: Through appointment with Stanbra Powell

