



8 Willow Road, Banbury OX16 9EY  
£325,000

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





*Deceptively spacious, staggered terraced house enjoying a favoured cul de sac location.*

**Entrance Hall | Living Room | L -Shaped Kitchen / Diner | Ground floor bedroom with en suite | Three first floor bedrooms | Bathroom | Private rear garden | Driveway | Gas Radiator Heating**

Located on the south side of Banbury within close proximity of many amenities including, both primary and secondary schools, an enlarged four bedroom house providing versatile accommodation.

#### Ground Floor:

**Entrance Hall:** Tiled flooring. Cupboard housing gas boiler for domestic hot water and central heating.

**Living Room:** Feature fire place, window to front aspect, door to inner lobby. Double doors and further door to Kitchen / Diner

**Kitchen / Diner:** Range of contemporary shaker style wall and base units. Complimentary work surfaces. Inset sink unit and drainer. Integrated dishwasher. Space for range cooker. Space for American style fridge/freezer. Tiling to splash back areas. Window over looking garden. Further skylights. Double doors giving access to garden.

**Ground floor Bedroom:** Double glazed bedroom to front. **En Suite:** Fully tiled shower cubicle. Wall hung hand basin. Low level WC. Extractor.

**Inner Lobby:** Stairs leading to first floor. Area currently being used for small study.

#### First Floor:

**Landing:** Access to loft

**Bedroom 1:** Double bedroom to rear aspect.

**Bedroom 2:** Double bedroom to front aspect.

**Bedroom 3:** Single bedroom to rear aspect.

**Bathroom:** White suite comprising of paneled bath with shower unit over. Hand basin. Low level WC. Tiling to splash back areas. Tiled flooring. Airing cupboard housing hot tank and immersion heater.

#### Outside:

**Rear garden:** Private, enclosed south facing rear garden. Laid to lawn. Patio area and outside tap. Gate to rear.

**Front garden:** Driveway providing off road parking for several vehicles. Pathway to front door.

Services: ALL

Council Tax Banding: C

Authority: Cherwell District Council

**Directions:** From Banbury Cross proceed south on the Oxford Road and upon reaching the flyover, over and at the small roundabout, take the right turn into Sycamore Drive and Willow Road is a turning off on the right hand side

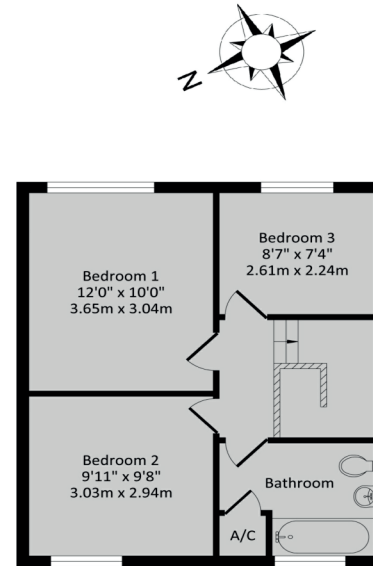
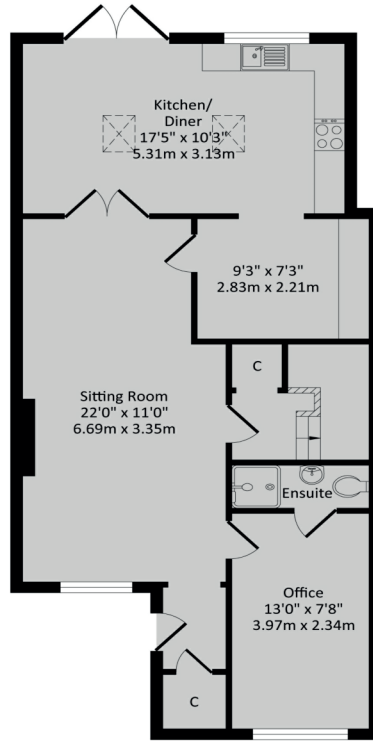






Ground Floor  
 695 sq.ft. (64.60 sq.m.) approx.

First Floor  
 411 sq.ft. (38.20 sq.m.) approx.



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79   C
55-68	D	66   D	
39-54	E		
21-38	F		
1-20	G		

TOTAL APPROX. FLOOR AREA 1106 sq.ft. (102.80 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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