



2 Slade Leas, Middleton Cheney, Banbury, Oxon OX17 2NH  
£279,950

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





*A well presented terraced house on the edge of this sought after village providing an array of amenities.*

**Entrance hall | Cloakroom | Useful store cupboard |  
Kitchen | Living/diner | Two first floor double bedrooms |  
Bathroom | Private rear garden | Garden to front | Garage  
in nearby block | Parking bay for two cars | UPVC double  
glazing | Gas central heating**

Offered with no onward chain, a two bedroom terraced house providing well-proportioned accommodation throughout and complemented by a private rear garden. The property also benefits from a nearby garage and parking bay for two cars.

#### **Ground Floor**

Canopy porch.  
Front door.

**Entrance hall:** Tiled flooring. Useful storage cupboard. Door to cloakroom.

**Cloakroom:** White suite comprising of low level WC and pedestal handbasin. Extractor. Tiled flooring.

**Kitchen:** Stainless steel bowl and a half inset sink unit and drainer. Range of light wood fronted wall and base units. Tiling to splashback areas. Free space and plumbing for washing machine. Integrated 4 ring gas hob with electric oven under. Space for fridge/freezer. Cupboard housing gas boiler for domestic hot water and central heating. Double glazed window to front aspect.

**Living/diner:** Feature fireplace with inset living flame electric fire. Stairs rising to first floor. Double glazed casement doors giving access to garden.

#### **First Floor**

**Landing:** Access to the loft which is fully boarded.

**Master bedroom** to rear aspect. Double bedroom with fitted wardrobes. Airing cupboard housing hot water tank and immersion heater.

**Bedroom two**, a double bedroom to front aspect with two windows.

**Bathroom:** White suite comprising of panelled bath, thermostatic shower, pedestal handbasin and low level WC. Tiling to splashback areas. Tiled flooring. Extractor.

#### **Outside**

**Rear garden:** Enclosed by close board and fencing. Predominately laid to lawn. Stocked with flowers, shrubs and bushes. Gate to rear leading to garage. The garden measures 20 ft in length.

**Stone built single garage** with electric roller door. Light and power connected. Pitched roof for storage.

**Parking:** The parking space in front of garage is for two cars.

**Front:** Useful store cupboard. Enclosed front garden laid to shingle. Pathway to front door.

#### **Middleton Cheney**

Middleton Cheney lies approximately three miles east of Banbury and 2 miles east of Junction 11 of the M40. There is easy access to Banbury railway station with regular trains to London and Birmingham. Within the village amenities include primary and secondary schooling, nursery and pre-school, library, mini-supermarket, chemist, post office and shops. There is a bus service, church and public house.

**Services:** All                      **Council Tax Banding:** C  
**Authority:** South Northants Council

**Directions:** From Banbury Cross proceed to Junction 11 (M40) and continue onto the A422, taking the second exit at the roundabout into Middleton Cheney. Continue through the village, passing the primary school and library. After approximately five hundred yards take the left turn into Waters Lane and Slade Leas is the second turn on the left hand side.



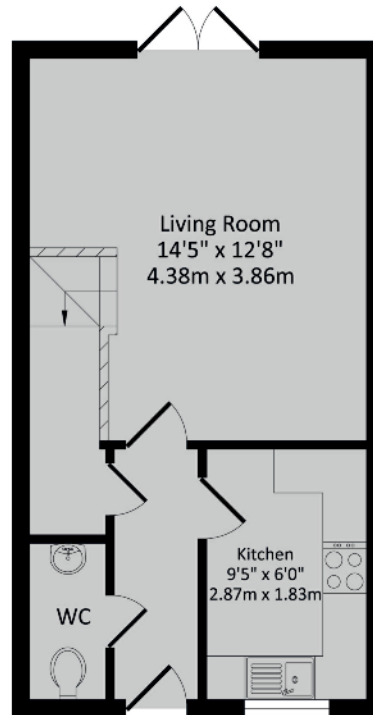




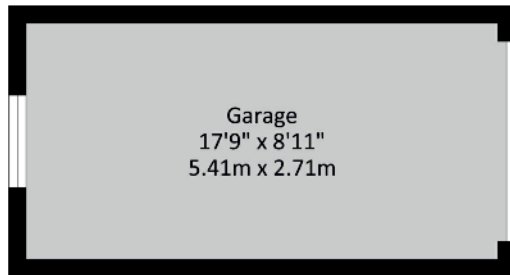
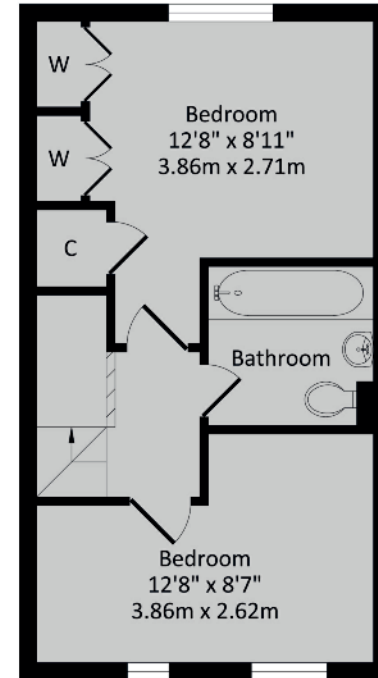
Garage  
158 sq.ft. (14.70 sq.m.) approx.



Ground Floor  
306 sq.ft. (28.40 sq.m.) approx.



First Floor  
306 sq.ft. (28.40 sq.m.) approx.



TOTAL APPROX. FLOOR AREA 770 sq.ft. (71.50 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 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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Viewing: Through appointment with Stanbra Powell

