



9 Ruscote Avenue, Banbury, Oxon OX16 2NP  
£225,000

**Stanbra  
Powell**

Estate Agents  
Valuers  
Property Lettings







*An end of terraced house conveniently located for many amenities. Offered with no onward chain*

**Entrance hall | Living room with bay window | Kitchen/breakfast room | Lean-to | Ground floor WC | Three first floor bedrooms | Bathroom | Gardens to front | Garden to rear | Off road parking for one/two vehicles**

A three bedroom bay window property benefiting from off road parking and would benefit from some updating.

#### Ground Floor

**Canopy porch.**  
Front door.

**Entrance hall:** Stairs rising off to first floor. Door through to living room.

**Living room:** Walk-in bay window to front aspect. Radiator. Tongue and groove wood panelling to chimney breast. Walkway through to kitchen/breakfast room.

**Kitchen/breakfast room:** Range of wall and base units. Stainless steel inset sink unit and drainer. 4 ring electric hob with electric oven under, extractor over. Tiling to splashback areas. Understairs storage cupboard housing Worcester gas combination boiler for domestic hot water and central heating. Window to side aspect. Walkway through to rear lobby area. Door giving access to utility.

**Lean-to:** Brick construction with polycarbonate roof. Free space and plumbing for washing machine. Window overlooking garden. Door giving access to garden. Door to ground floor WC.

**WC:** High level WC. Vinolay flooring.

#### First Floor

**Landing:** Access to loft. Window to side.

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

**Bedroom two:** To rear aspect.

**Bedroom three:** Single bedroom to front aspect.

**Bathroom:** White suite comprising of panelled bath, low level WC and handbasin with inset vanity unit. Tiling to splashback areas. Extractor fan. Heated towel rail. Window to rear aspect.

#### Agents Note

There are radiators in all rooms.

All windows are UPVC double glazed.

There is a right of way across the garden from neighbouring property.

#### Outside

**Rear garden:** Predominately laid to lawn enclosed by brick walling and fencing. Patio area. The garden measures approximately 60 ft in length.

Concrete hardstanding providing **off road parking for one/two vehicles** access via shared driveway.

Enclosed **front garden** laid to lawn, shrubs and bushes. Pathway to front door.

Services: All Council Tax Banding: B  
Authority: Cherwell District Council  
Directions: From Banbury Cross proceed north along North Bar to the main traffic lights and take the left turn into the Warwick Road. Continue along this road and at the second roundabout turn right into Ruscote Avenue.

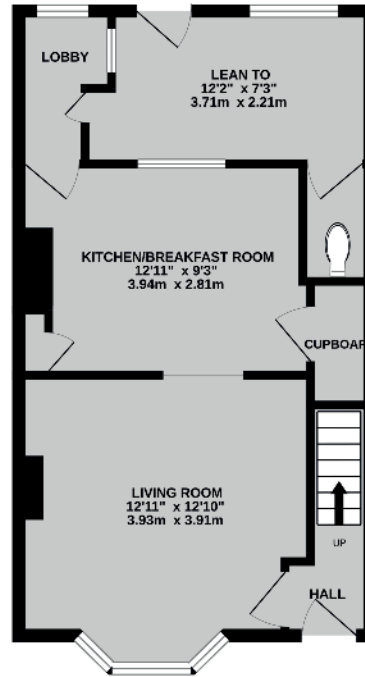




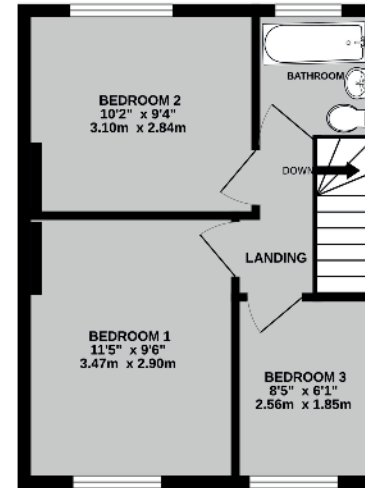


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A	66	90
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			

GROUND FLOOR  
 443 sq.ft. (41.2 sq.m.) approx.



1ST FLOOR  
 331 sq.ft. (30.8 sq.m.) approx.



TOTAL FLOOR AREA: 775 sq.ft. (72.0 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 areas are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as a guide only by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency. Consult the vendor.  
 Made with Mappers 65024

**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.

5/6a Horsefair, Banbury,  
 Oxon OX16 0AA  
 t: 01295 221100  
 e: post@stanbra-powell.co.uk

Viewing: Through appointment with Stanbra Powell



stanbra-powell.co.uk

