



12 Winchelsea Close, Banbury, OX16 1XQ
£235,000

**Stanbra
Powell** Estate Agents
Valuers
Property Lettings





A well presented end of terrace house enjoying a larger than average plot offered with no onward chain.

Entrance porch | Living Room | Kitchen | Two first floor bedrooms | Bathroom | Gas radiator heating | uPVC double glazing | Gardens to front and rear | Garage in nearby block

Providing well proportioned accommodation throughout. A two bedroom house enjoying favoured cul-de-sac location complemented by private rear garden with views overlooking green area to front.

Ground Floor

Double glazed front door leading to entrance porch.

Entrance Hall: Walk way through to living room.

Living Room: Stairs rising to first floor. Double glazed window to front aspect. Walkway through to kitchen.

Kitchen: Comprises of stainless steel units and a comprehensive range of ivory fronted wall and base units, and complementary tile splash back areas, ample work surfaces. Free space for cooker, washing machine and fridge freezer. Window overlooking garden. Door giving access to garden. Pantry style cupboard.

First Floor

Landing: Access to loft. Cupboard housing gas boiler.

Bedroom one: Double bedroom to front aspect with views overlooking green area. Additional window to side aspect. Fitted wardrobe.

Bedroom two: To rear aspect.

Bathroom: White suite comprising of panelled bath and mixer tap shower. Pedestal hand basin and low level WC. Vinyl flooring. Shower socket and light.

Outside

Rear garden: Is enclosed by close boarded fencing giving a good degree of privacy. Predominantly laid to lawn. Flower beds, shrubs and bushes. Further area to side laid to lawn. Outside tap. Access to front via wooden gate. Garden measures approximately 30ft in length.

Front: Is open plan and laid to lawn with flowerbeds. Pathway to front door.

Garage: Nearby block. Brick built with metal up and over door. There is also communal parking in front of the property

Services: All Council Tax Banding: B
Authority: Cherwell District Council

Directions: From Banbury Cross proceed north along North Bar to the traffic lights at the crossroads and turn left into the Warwick Road. Continue along this road and at the second large roundabout turn right into Highlands. Take the second left turn into Rother Road and second right into Winchelsea Close.

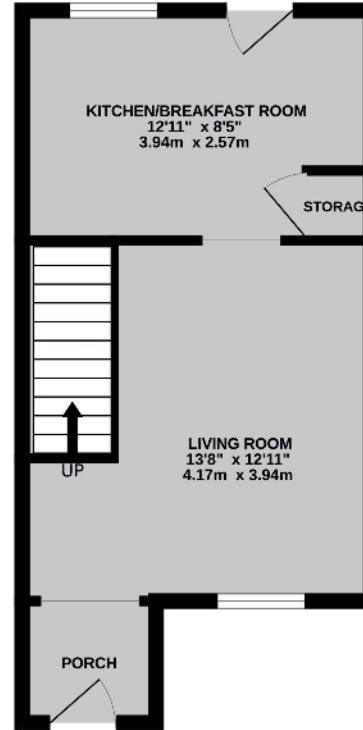




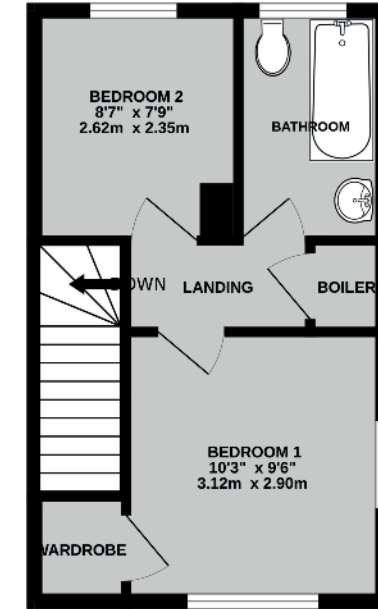
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		87
(81-91) B		
(69-80) C		
(55-68) D	71	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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GROUND FLOOR
319 sq.ft. (29.6 sq.m.) approx.



1ST FLOOR
293 sq.ft. (27.2 sq.m.) approx.



TOTAL FLOOR AREA : 612 sq.ft. (56.8 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 levels 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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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.

Viewing: Through appointment with Stanbra Powell



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