



45 Wellington Avenue, Banbury, Oxon OX16 3QL
£299,950

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Powell** | Estate Agents
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Property Lettings





A modern end terraced house enjoying secluded position within close proximity of many amenities.

**Entrance hall | Cloakroom | Living room | Kitchen/diner
| Master bedroom with en-suite | Two further bedrooms |
Bathroom | Gardens to front and rear | Garage | Driveway**

Located within walking distance of the town centre and railway station and easy access of Junction 11 M40, a three bedroom end terraced house providing balanced accommodation throughout benefiting from garage and driveway.

Ground Floor

Canopy porch.
Front door.

Entrance hall: Stairs rising to first floor.

Cloakroom: Pedestal handbasin and low level WC. Tiling to splashbacks areas. Door through to living room.

Living room: Double glazed window to front aspect. Thermostat for heating. Door through to kitchen/diner.

Kitchen/diner: Stainless steel inset sink unit and drainer. Comprehensive range of white fronted wall and base units with ample work surfaces. Tiling to splashback areas. Integrated 4 ring gas hob with electric Bosch oven under, extractor fan over. Free space and plumbing for washing machine. Space for fridge/freezer. Integrated slim-line dishwasher. Wall mounted Worcester gas boiler for domestic hot water and central heating. Tiled flooring. Window to rear. Sliding patio doors giving access to garden. Useful understairs storage cupboard.

First Floor

Landing: Window to side aspect. Access to loft via pull down ladder. Useful store cupboard.

Bedroom one: Double bedroom to front aspect with fitted wardrobes. Door to en-suite.

En-suite: Fully tiled shower cubicle with thermostat shower. Pedestal handbasin. Low level WC. Tiling to splashback areas. Heated towel rail. Extractor fan. Double glazed window to front aspect.

Bedroom two: Double bedroom to rear aspect.

Bedroom three: Single bedroom to rear aspect. Laminate flooring.

Bathroom: White suite comprising of panelled bath with mixer tap shower, pedestal handbasin and low level WC. Tiling to splashback areas. Extractor fan. Shaver socket and light.

Outside

Rear garden: Fully enclosed by hedgerow and fencing providing a good degree of privacy. Predominately laid to lawn. Flowers, shrubs and bushes. Patio area. Outside tap. Access front to back via walkway. The garden measures approximately 35 ft in length.

Front: Enclosed front garden, laid to lawn. Pathway to front door. Shrubs and bushes.

Brick built **single garage** with metal up and over door. Pitched roof for further storage. The garage is currently in two sections, the rear is fully plastered and insulated. Recessed spotlights. Power points. Personal door to side of the garage. Metal up and over door to front.

Tarmac driveway providing off road parking for one vehicle.

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

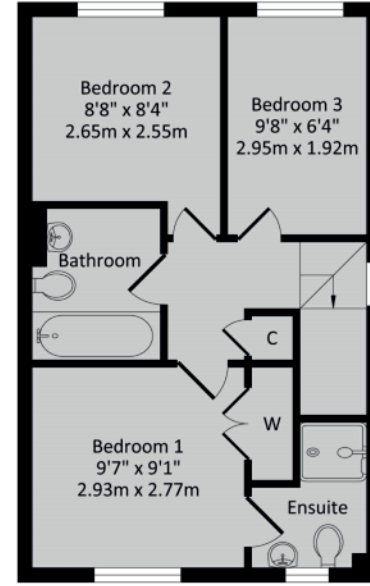
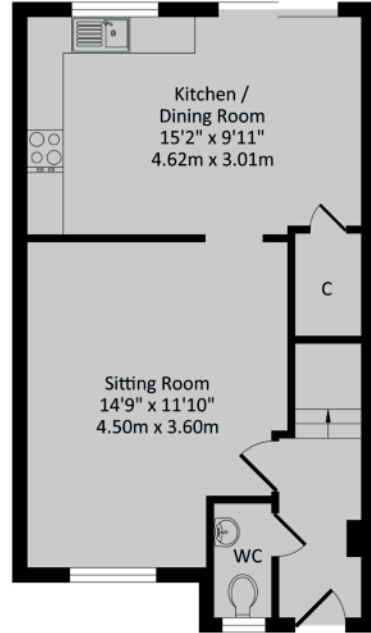
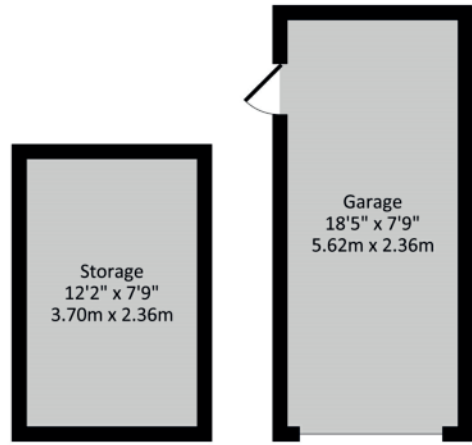
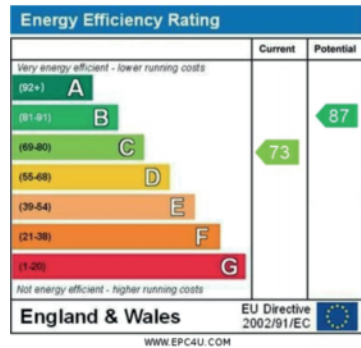
Directions: From Banbury Cross proceed east through the High Street and upon reaching the T junction turn left into Lower Cherwell Street, immediately right over the railway bridge and after passing the railway bridge take the first left turn at the traffic lights into Waterloo Drive which proceeds into Wellington Avenue.







Garage 143 sq.ft. (13.30 sq.m.) approx.
 Ground Floor 394 sq.ft. (36.60 sq.m.) approx.
 First Floor 379 sq.ft. (35.20 sq.m.) approx.
 Storage 94 sq.ft. (8.70 sq.m.) approx.



TOTAL APPROX. FLOOR AREA 1010 sq.ft. (93.80 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 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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