



29 The Camellias, Banbury, Oxon OX16 1YT
£245,000

**Stanbra
Powell**

Estate Agents
Valuers
Property Lettings

Detached property enjoying cul-de-sac location and occupying larger than average plot

Entrance hall | Living room | Kitchen/Breakfast room | Two double bedrooms | Shower room | Garden to rear and side | Shingle driveway | Garden to front

Located on the north side of Banbury within close proximity of many amenities, a well presented two bedroom detached house.

Ground Floor

Front door.

Entrance hall: Laminate flooring. Stairs rising off to first floor. Door through to;

Living room: Laminate flooring. Window to front aspect. Useful store cupboard also housing gas boiler for domestic hot water and central heating.

Kitchen/Breakfast room: Kitchen area comprising of stainless steel inset sink unit and drainer. Comprehensive range of oak fronted wall and base units. Complementary work surfaces. Tiling to splashback areas. Integrated four ring gas hob with electric oven under, stainless steel canopy extractor over. Free space and plumbing for washing machine. Double glazed window overlooking garden. Tiled flooring. Breakfast area has double glazed door giving access to garden.

First Floor

Landing: Access to loft.

Master bedroom: Double bedroom to front aspect. Airing cupboard housing hot tank and immersion heater plus further storage.

Bedroom two: Double bedroom to rear aspect with window overlooking garden.

Shower room: Shower cubicle with Triton TAT shower unit. Pedestal hand basin. Low level WC. All walls are fully tiled. Tiled flooring. Heated towel rail.

Outside

Rear garden: Larger than average. Laid to lawn with substantial decking area. Raised flower beds. Enclosed by close board and fencing. Outside tap. The garden measures approximately 30 ft in length.

Garden to side laid to lawn with raised flower beds. Enclosed by fencing. Approximately measuring 36 ft in length by an average width of 20 ft.

Front: Areas laid to plum slate. Useful brick built store.

Driveway: Shingle area providing off road parking for two vehicles.

Banbury

The town of Banbury is conveniently located only 2 miles from Junction 11 of the M40 meaning larger cities are within easy reach. There are regular trains to London Marylebone, Oxford and Birmingham New Street. Very attractive countryside and places of historical interest are also easily accessible.

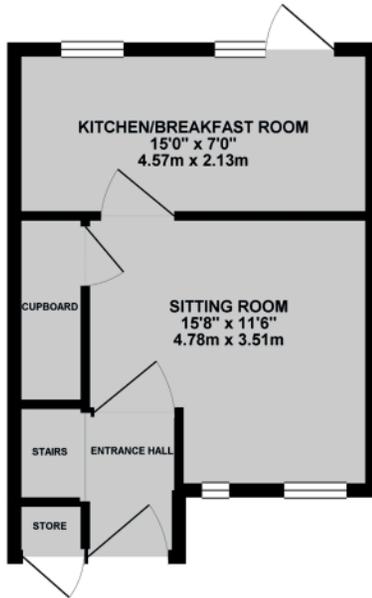
Services: All
Authority: Cherwell District Council
Council tax banding: B

Directions: From Banbury Cross proceed north and continue over the traffic lights. At the large roundabout take the left turn into Ruscote Avenue and second turn right into Longelands. Follow this road round, taking the right turn into Highlands and right turn after the Ecumenical Church on the right. The Camellias can be found on the left hand side.

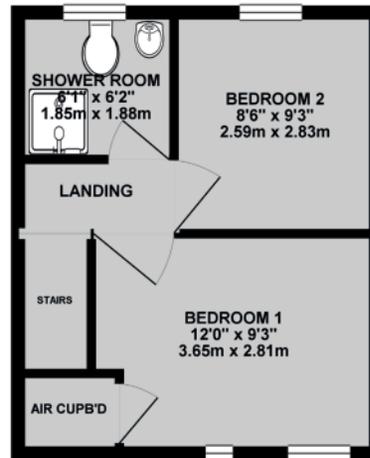




GROUND FLOOR 297.96 sq. ft.
(27.68 sq. m.)

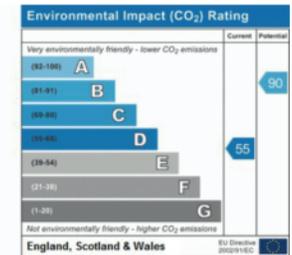
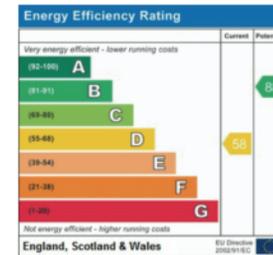


1ST FLOOR 278.65 sq. ft.
(25.89 sq. m.)



TOTAL FLOOR AREA : 576.61 sq. ft. (53.57 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 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.
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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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