



7 Westminster Way, Banbury, Oxon OX16 4FA
£310,000

Stanbra
Powell

Estate Agents
Valuers
Property Lettings





A well maintained detached property within easy access of many amenities including primary school, shops and junction 11 M40.

Entrance hall | Living room | Kitchen/diner | Three first floor bedrooms | Bathroom | Garage | Garden | Driveway and further parking | UPVC double glazing | Gas central heating with radiators in all rooms

Offered with no onward chain and located within walking distance of the town centre and railway station, a three bedroom detached house benefiting from a larger than average rear garden.

Ground Floor

Canopy porch.
Front door.

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

Living room: Double glazed window to front aspect. Wall mounted electric fire. Door through to kitchen/diner.

Kitchen/diner: Stainless steel inset sink unit and drainer. Range of wall and base units. Integrated 4 ring gas hob with electric oven under. Free space and plumbing for dishwasher. Free space for fridge/freezer. Window to rear aspect. Useful understairs storage cupboard. Door giving access to the garden. Wall mounted Worcester boiler for domestic hot water and central heating. Tiled flooring throughout kitchen/diner. Door through to garage.

Garage: Tiled floor. Double doors to front. Single door giving access to garden. Access to fully boarded loft. Free space and plumbing for washing machine. Light and power connected.

First Floor

Landing: Access to loft.

Master bedroom: To front aspect with fitted wardrobes. Airing cupboard housing hot water tank and immersion heater.

Bedroom two: To rear aspect.

Bedroom three: To rear aspect.

Bathroom: White suite comprising of panelled bath with thermostatic shower unit, pedestal handbasin and low level WC. Tiling to splashback areas. Heated towel rail. Tiled flooring.

Outside

Rear garden: Enclosed by fencing. Large patio area. Area laid to lawn. Further patio area. Shrubs and bushes. Shed with power connected. Outside tap. The garden measures approximately 35 ft sq. The garden benefits from lighting.

Front: Low maintenance front garden laid to block paver.

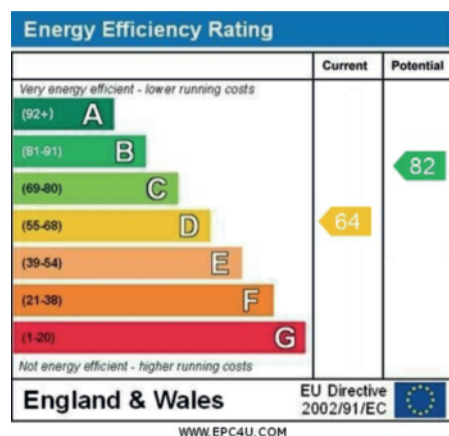
Parking bay in front of the property to the side of the garage. Further area allocated to the property which provides a further parking bay.

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

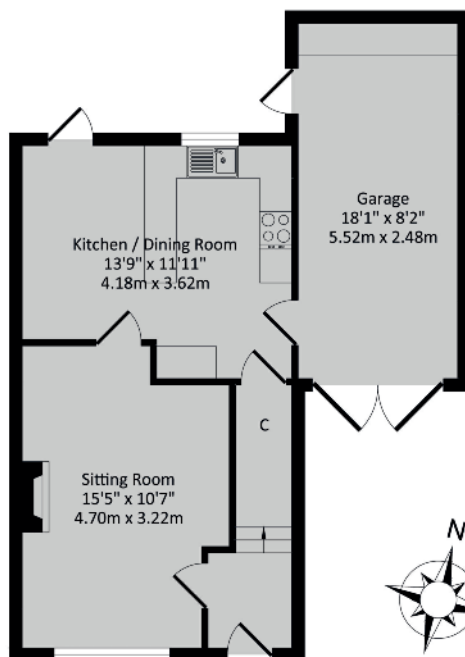
Directions: From Banbury Cross proceed east through the High Street and into George Street. At the traffic lights take the left turn into Lower Cherwell Street and upon reaching the traffic lights, turn immediately right over the railway bridge. Continue on the Middleton Road and at the Esso Station take the right turn into Earmont Way, first right into Overthorpe Road and Westminster Way is on the right.



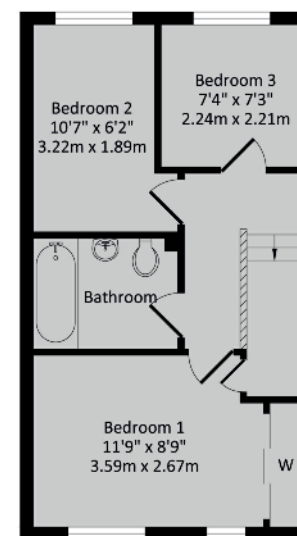




Ground Floor
 504 sq.ft. (46.80 sq.m.) approx.



First Floor
 352 sq.ft. (32.70 sq.m.) approx.



TOTAL APPROX. FLOOR AREA 856 sq.ft. (79.50 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.

Viewing: Through appointment with Stanbra Powell



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