



2 Horton View, Banbury, Oxon OX16 9HR  
£345,000

**Stanbra  
Powell** | Estate Agents  
Valuers  
Property Lettings







*A professionally enlarged and well presented semi-detached enjoying favoured corner plot, offered with no onward chain.*

**Entrance porch | Entrance hall | Living room | Kitchen/Breakfast room | Cloakroom | Dining room/further sitting room | Utility | Three bedrooms | Bathroom | South facing rear garden | Ample off road parking**

Located on the south side of Banbury an extended three bedroom semi-detached house, providing versatile accommodation and offered in good decorative order throughout.

### Ground Floor

Double glazed door.

**Entrance porch:** Laminate flooring. Door through to entrance hall. Stairs rising to first floor. Laminate flooring throughout the ground floor.

**Living room:** Double glazed window to front aspect. Door to kitchen. Walkway through to further sitting/dining room.

**Dining room/Further sitting room:** Feature Skylight window. Double glazed patio doors giving access to the garden. Door to cloakroom.

From the hallway door through to kitchen.

**Kitchen/Breakfast room:** Comprehensive range of contemporary white fronted wall and base units. 4 ring gas hob with electric oven under, extractor over. Stainless steel inset sink unit and drainer. Integrated dishwasher. Space for fridge/freezer. Useful store cupboard. Further understairs storage area. Double glazed windows to front and side aspect. Recessed spotlights.

**Cloakroom:** Pedestal handbasin and low level WC. Tiling to splashback areas. Extractor.

**Utility room:** Stainless steel inset sink unit. Range of wall and base units. Worcester gas boiler for domestic hot water and central heating. Tiling to splashback areas. Free space and plumbing for washing machine and tumble dryer. Door giving access to garden.

### First Floor

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

**Master bedroom:** Double bedroom to front aspect.

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

**Bedroom three:** Double bedroom to rear aspect.

**Bathroom:** Contemporary white suite comprising of panelled bath with thermostat shower unit over, pedestal handbasin and low level WC. Tiling to splashback areas. Window to rear. Extractor.

### Outside

**South facing rear garden:** Predominately laid to lawn. Patio area. Enclosed by hedgerow. Hardstanding for shed. Triangular shape garden measuring approximately 45 ft in length. Further area of garden to the side of the property. Gate to front.

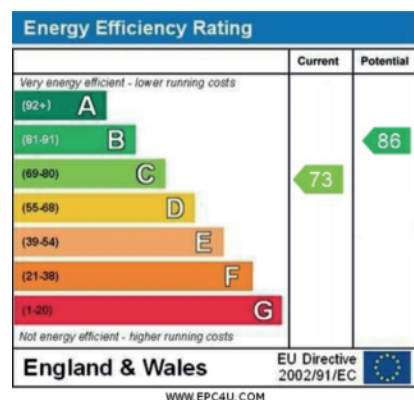
**Front:** Provides off road parking for several vehicles. Areas laid to lawn. Pathway to front door. Fencing and hedgerow to boundaries. Outside lights.

**Services:** All  
**Authority:** Cherwell District Council

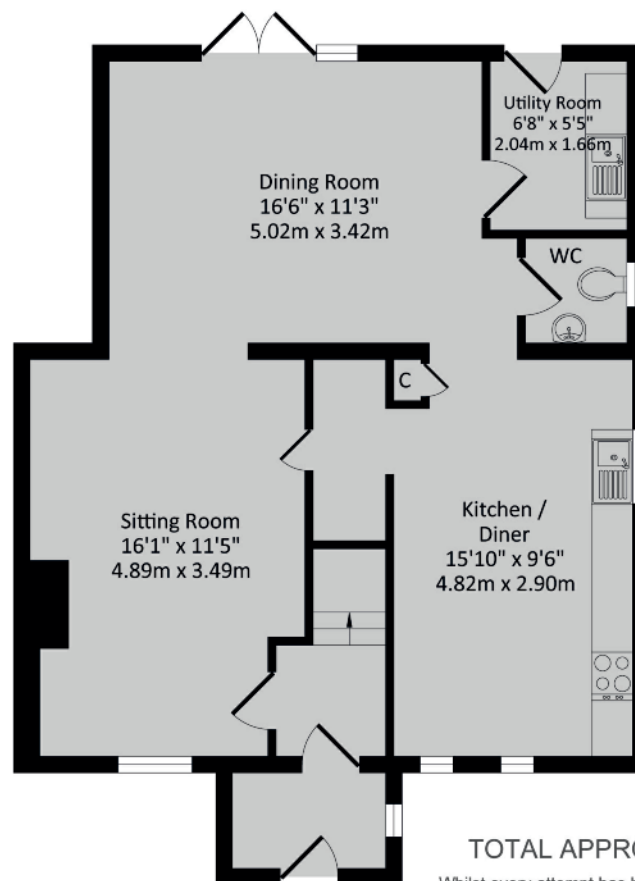
**Directions:** From Banbury Cross proceed south on the Oxford Road and at the third set of traffic lights turn right into Horton View.



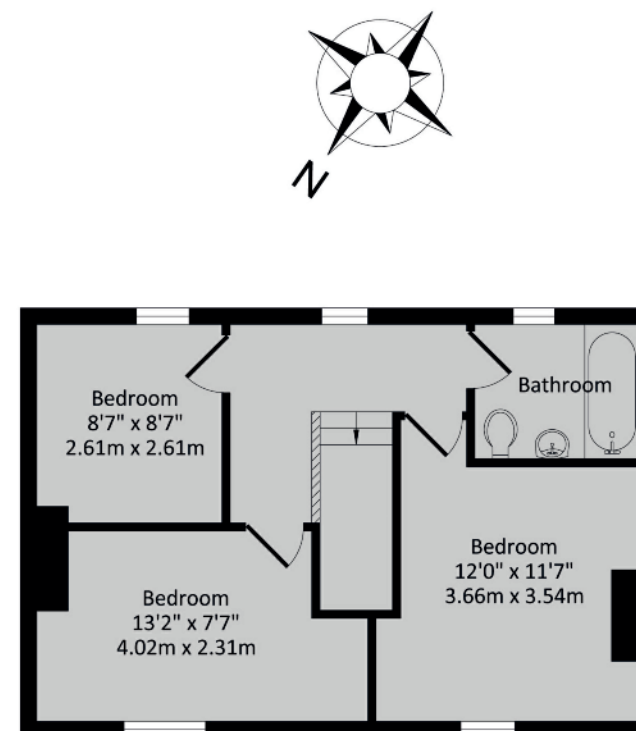




Ground Floor  
 652 sq.ft. (60.6 sq.m.) approx.



First Floor  
 380 sq.ft. (35.30 sq.m.) approx.



TOTAL APPROX. FLOOR AREA 1032 sq.ft. (95.90 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



5/6a Horsefair, Banbury,  
 Oxon OX16 0AA

t: 01295 221100

e: post@stanbra-powell.co.uk

stanbra-powell.co.uk

