



144 Warwick Road, Banbury, Oxon OX16 2AP  
£269,500

Stanbra  
Powell

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Property Lettings







*A versatile bay window Victorian town house within walking distance of Banbury town centre, offered with no onward chain.*

**Recessed porch | Entrance hall | Living room with bay window (currently used as a bedroom) | Separate dining room | Kitchen | Utility | Two first floor double bedrooms | Study/dressing room | Bathroom | Gardens to front and rear | Gas central heating | Character features | ‘Anderson’ Air Raid Shelter outbuilding**

Offered in good decorative order throughout and providing generous size accommodation, a two/three bedroom period property. No onward chain.

**Ground Floor**

Recessed porch.  
Front door.

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

**Living room:** Walk-in bay window. Feature cast iron fireplace. (Currently used as a bedroom). Tongue and groove wood flooring.  
From the hallway door through to dining room.

**Dining room:** (Currently used as a sitting room). Tongue and groove wood flooring. Sash window to rear aspect. Door through to kitchen.

**Kitchen:** Inset sink unit and drainer. Range of white fronted wall and base units. Ample work surfaces. 4 ring gas hob with electric oven under. Tiling to splashback areas. Quarry tiled flooring. Useful understairs storage cupboard used as a pantry. Door to side aspect. Sash cord window to side. Walkway and step through to utility.

**Utility room:** Free space and plumbing for washing machine. Space for dishwasher. Space for fridge/freezer. Double glazed window to rear. Wall mounted Glow worm gas boiler (approximately 1 year old) for domestic hot water and central heating. Thermostat for heating.

**First Floor**

**Landing:** Access to loft via pull down ladder. Insulated loft with potential to extend or convert (subject to necessary planning permissions).

**Bedroom one:** Generous double bedroom with two double glazed windows to front aspect. Feature fireplace. Tongue and groove wood flooring.

**Bedroom two:** Double bedroom to rear aspect. Sash cord window to rear. From the landing door to study/dressing room.

**Study/dressing room:** Laminate flooring. Window to side.

**Bathroom:** White suite comprising of panelled bath with mixer tap shower plus further rainfall shower unit, handbasin with inset vanity unit and low level WC. All walls are fully tiled. Tiled flooring. Sash cord window to rear.

**Outside**

**Rear garden:** Enclosed by close board fencing. Predominately laid to lawn. Patio area. Outside tap. Feature ‘Anderson’ Air Raid shelter. Gate to side aspect. Garden measures approximately 35 ft in length.

Please note there is a right of way in the rear garden.

**Front:** Open-plan. Laid to lawn. Areas laid to shingle with shrubs and bushes. Steps and pathway to front door.

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

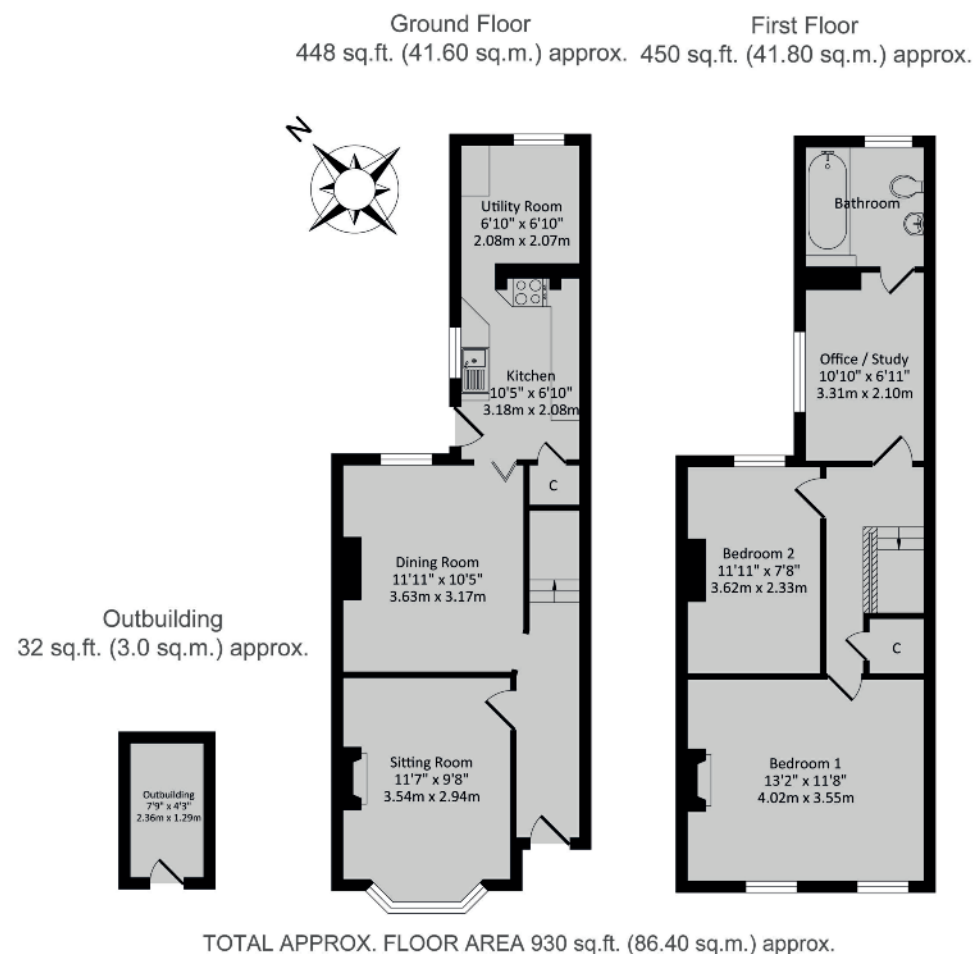
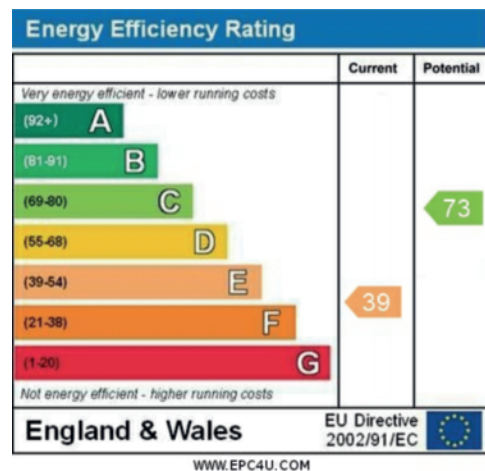
**Council Tax Banding:** B

**Directions:** From Banbury Cross proceed north to the second set of traffic lights and take the left turn into the Warwick Road.









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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