



16 Kingsway, Banbury, Oxon OX16 9NY
£322,500

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





A well presented three bedroom semi detached family home

Entrance porch | Hallway | Living room | Kitchen/dining room | Integral garage | Three bedrooms | Bathroom
| Pleasant rear garden | Driveway

Located in this popular road within walking distance of the town centre and many amenities including schools and local shops is this well presented three bedroom semi detached home benefiting from driveway, integral garage, kitchen/dining room, living room, three bedrooms and bathroom as well as a pleasant rear garden.

Ground Floor

Entrance via UPVC double glazed obscured door to **entrance porch**. Two UPVC double glazed windows to front aspect. Vinolay flooring. Door into garage.

Integral garage: Electric roller door. Wall mounted boiler. Power and light connected. Plumbing and space for washing machine and dryer. Single glazed wooden door leading to rear garden.

From entrance porch enter hallway.

Hallway: Radiator. Understairs storage cupboard. Stairs rising to first floor. Doors to ground floor accommodation.

Living room: Large UPVC double glazed window to front aspect. Radiator.

Kitchen/dining room: Range of base and eye level units with laminate worktop and splashbacks. Space for under counter fridge, cooker and slim-line dishwasher. Built-in extractor fan over cooker. Built-in stainless steel sink unit with swan neck tap. Two storage cupboards with concertina doors. Understairs storage cupboard. Two UPVC double glazed windows overlooking rear garden. Window to side aspect. Two radiators. Tile effect laminate flooring. UPVC double glazed door leading to garden.

First Floor

Landing: UPVC double glazed obscured window to side aspect. Access to loft. Doors to all first floor accommodation.

Bedroom one: Good size double bedroom with UPVC double glazed window overlooking rear garden. Radiator.

Bedroom two: Double bedroom with UPVC double glazed window to front aspect. Radiator. Built-in storage cupboard.

Bedroom three: Single room with UPVC double glazed window to front aspect. Radiator.

Bathroom: Three piece white suite comprising of low level WC, wash handbasin and panelled bath with electric shower over. Mostly tiled walls. Vinolay flooring. Radiator. UPVC double glazed obscured window to rear aspect.

Outside

Front: Tarmac driveway for two/three vehicles. Small area laid to lawn and flower bed.

Rear garden: Large paved patio area. The rest is mostly laid to lawn with flower and shrub borders and mature trees and bushes. Outside tap. Gated side access. Access to garage via wooden single glazed door. The garden is enclosed by timber panel fencing and offers a good degree of privacy.

Agents Note

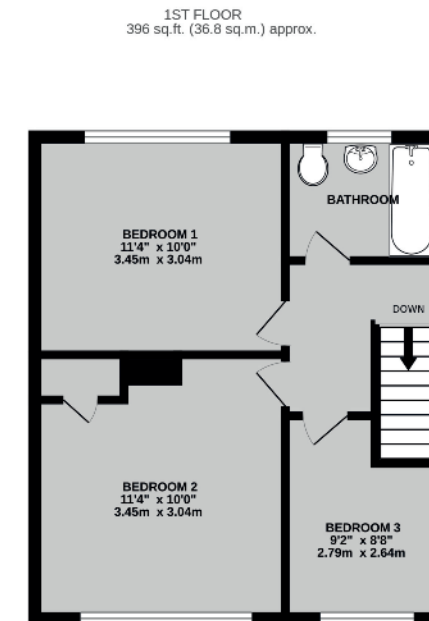
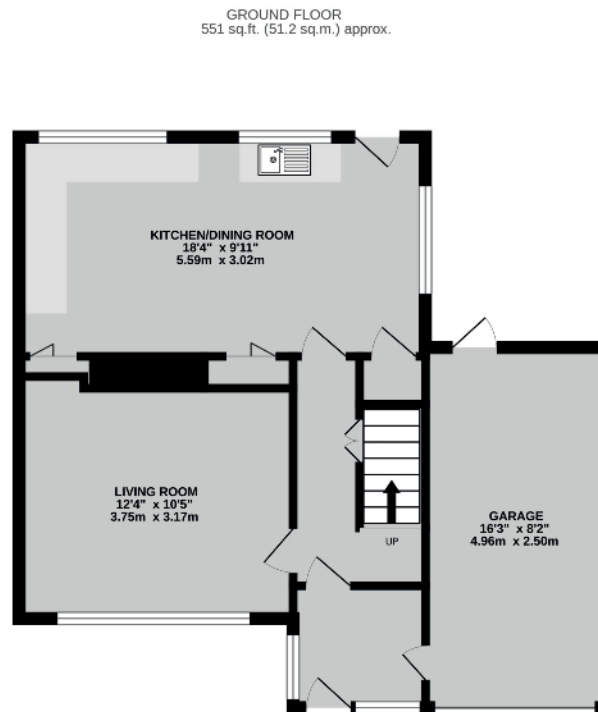
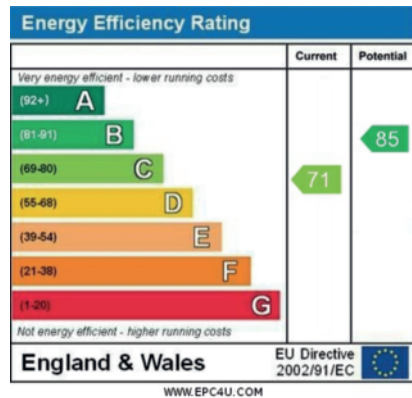
Windows replaced and roof felt replaced 2013.

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

Directions: From Banbury Cross proceed west along West Bar, taking the left turn into Beargarden Road and first right into Kingsway.







TOTAL FLOOR AREA: 947 sq.ft. (88.0 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.
 Made with Metropix ©2023

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.

5/6a Horsefair, Banbury,
 Oxon OX16 0AA
 t: 01295 221100
 e: post@stanbra-powell.co.uk

stanbra-powell.co.uk



Viewing: Through appointment with Stanbra Powell

