



13 Glyndebourne Gardens, Banbury, Oxon OX16 1XN
£188,000 Freehold

Stanbra
Powell

Estate Agents
Valuers
Property Lettings





A one bedroom house benefiting from south facing private rear garden.

Entrance hall | Kitchen | Living room | Double galleried bedroom | Bathroom | Enclosed garden | Garden to front | Gas central heating | UPVC double glazing

Offered with no onward chain, a well presented one bedroom house conveniently located within walking distance of many amenities.

Ground Floor

Canopy porch. Useful store cupboard. Front door.

Entrance hall: Useful storage cupboard. Further range of cupboards and shelving. Walkway through to kitchen.

Kitchen: Stainless steel inset sink unit and drainer. Range of contemporary wall and base units. Tiling to splashback areas. Integrated 4 ring gas hob with electric oven under. Free space and plumbing for washing machine. Space for fridge/freezer. Double glazed window overlooking garden. Serving hatch.

Living room: Full height double glazed door giving access to garden. Windows overlooking garden. Stairs rising off to first floor.

First Floor

Landing: Cupboard housing gas combination boiler for domestic hot water and central heating. Further store cupboard. Access to loft.

Galleried bedroom: Fitted wardrobe over stairs. Double glazed window overlooking garden.

Bathroom: White suite comprising of panelled bath with thermostatic shower unit over, wall hung handbasin with vanity unit. Low level WC. Tiling to splashback areas. Heated towel rail. Tiled flooring.

Outside

Rear garden: South facing garden enclosed by fencing and brick wall giving a good degree of privacy. Laid to lawn. Patio area. Timber shed. Access to front via wooden gate. Adjacent to the garden boundary wall is an area laid to lawn and a tree which is also part of this property.

Front: Low maintenance shingle garden with pathway to front door.

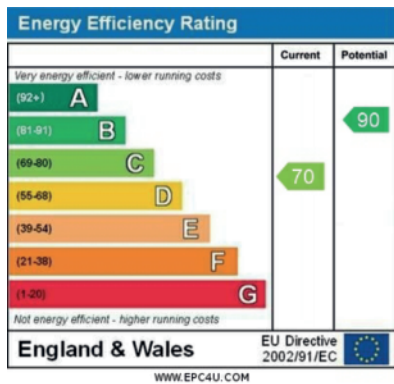
Ample communal parking.

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

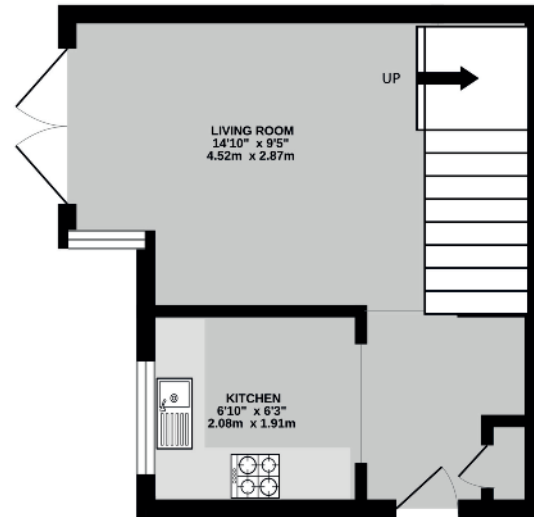
Directions: From Banbury Cross proceed north along North Bar and at the crossroads take the left turn onto the B4100 Warwick Road continue on this road heading out of Banbury at the first major roundabout take the 2nd exit onto Highlands and Glyndebourne Gardens is the 3rd turning on the right hand side.



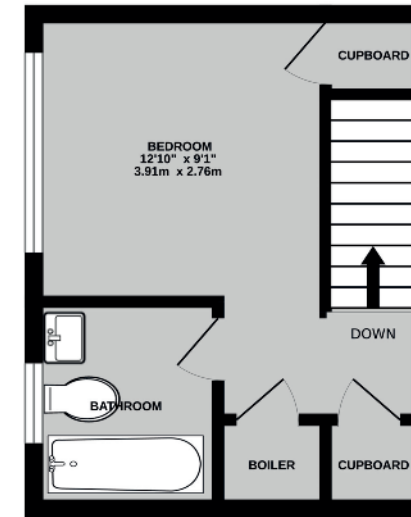




GROUND FLOOR



1ST FLOOR



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 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

