



35 Devon Way, Banbury, Oxon OX16 1UJ  
£229,950

**Stanbra  
Powell**

Estate Agents  
Valuers  
Property Lettings





*A two bedroom mid-terraced home with pleasant rear garden.*

**Entrance porch | Living room | Kitchen/dining room | Utility room | Two double bedrooms | Bathroom | Pleasant rear garden | Communal parking | No onward chain**

Located on the north side of town is this large two bedroom (formerly three bedroom) home. The property benefits from entrance porch, living room, good size kitchen/dining room, rear extension currently used as a utility room, two large double bedrooms, bathroom, pleasant rear garden and communal parking. This property is offered for sale with no onward chain.

#### Ground Floor

UPVC double glazed door to entrance porch.

**Entrance porch:** UPVC double glazed window to front aspect. Tiled flooring. Wall mounted fuse box. Radiator.

**Living room:** UPVC double glazed window to front aspect. Two radiators. Stairs rising to first floor.

**Kitchen/dining room:** Range of base and eye level units with laminate worktop. Built-in sink unit. Space for cooker. Space for dishwasher. Space for full height fridge/freezer. Single glazed window into utility room. Tiled flooring. Radiator. Storage cupboard. Ample space for dining table and chairs. UPVC double glazed sliding patio doors leading to utility room.

**Utility room:** Built of brick and block work construction. UPVC double glazed windows and door opening onto rear garden. Space and plumbing for washing machine and dryer. Laminate worktop. Radiator.

#### First Floor

**Landing:** Access to loft. Airing cupboard housing combination boiler and further shelving.

**Bedroom one:** Large double bedroom with two UPVC double glazed windows overlooking rear garden. Radiator. This room was formerly two bedrooms and could be split as the entrance door is still present.

**Bedroom two:** Double bedroom with UPVC double glazed window to front aspect. Overstairs storage cupboard. Further built-in storage cupboard. Radiator.

**Bathroom:** Three piece white suite comprising of low level WC, wash handbasin and panelled bath with electric shower over. Tiling to splashback areas. Tiled flooring. Heated towel rail. Sunken spotlights. Extractor fan.

#### Outside

**Front:** Gated access leads to front garden. Steps rising to front door, flanked by shingle areas. The garden is enclosed by low level timber panel fencing.

**Rear garden:** Good size rear garden with small block paved patio area, the rest is mostly laid to lawn with pathway running through the centre. Brick built outbuilding to rear which has power and light connected. Gated rear access. The garden is enclosed by timber panel fencing.

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

**Directions:** From Banbury Cross proceed north to the traffic lights, taking the left turn into the B4100 Warwick Road and after approximately one mile, at the large roundabout turn right into Highlands. Take the first right turning into Sussex Drive and Devon Way is a turning on the right.

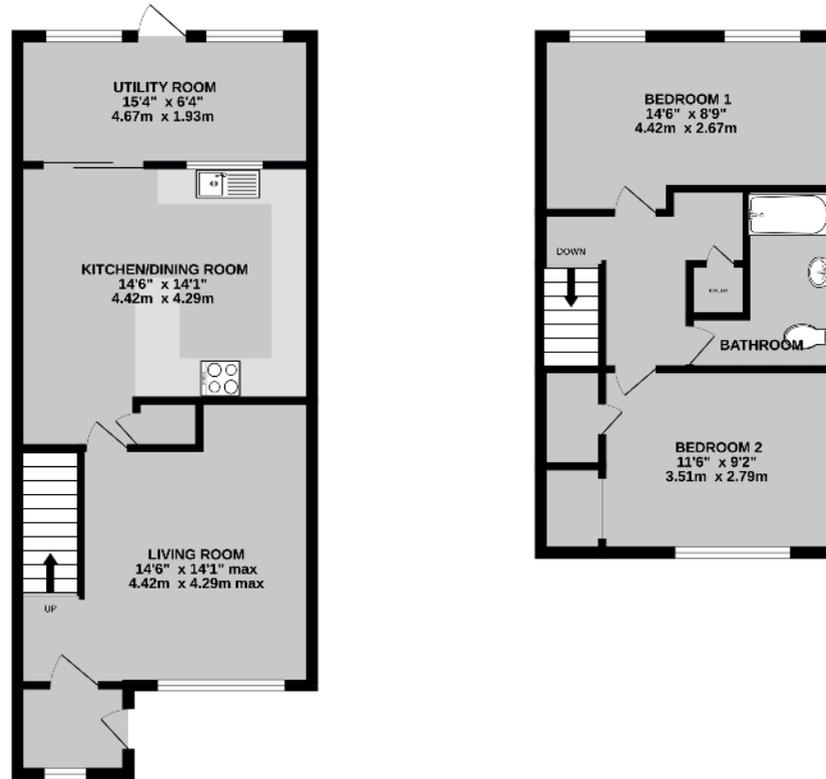






GROUND FLOOR  
497 sq.ft. (46.2 sq.m.) approx.

1ST FLOOR  
376 sq.ft. (34.9 sq.m.) approx.



TOTAL FLOOR AREA: 873 sq.ft. (81.1 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of scale, windows, doors and any other items are approximate and no responsibility is taken for any errors or omissions. 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



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