



1 Starina Croft, Banbury, Oxon OX16 1FF
£189,950 Freehold

**Stanbra
Powell**

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Property Lettings





An extremely well presented cluster home pleasantly overlooking green area.

Entrance porch | Living room | Kitchen | Double bedroom with fitted wardrobe | Bathroom | Gas radiator heating | Double glazing | Allocated parking bay

Offered with no onward chain located within comfortable walking distance of many amenities, a one bedroom house providing well-balanced accommodation benefiting from gas radiator heating and parking.

Ground Floor

Front door leads to **entrance porch**. Useful store cupboard. Door to living room.

Living room: Laminate flooring. Box bay window overlooking green area. Radiator. Stairs rising to first floor. Useful understairs storage. Door through to kitchen.

Kitchen: Stainless steel inset sink unit and drainer. Range of white fronted wall and base units. Complementary work surfaces. Tiling to splashback areas. Built-in 4 ring gas hob with electric oven under, extractor over. Free space and plumbing for washing machine. Tiled flooring. Door to useful store cupboard, with light and power currently housing fridge/freezer. Tiled flooring.

First Floor

Landing: Access to loft. Door to bedroom.

Bedroom one: Generous double bedroom with views over the green area. Cupboard housing Worcester gas combination boiler for domestic hot water and central heating. Fitted wardrobes with sliding mirrored doors. Radiator.

Bathroom: White suite comprising of panelled bath with mixer tap over, pedestal handbasin and low level WC. Tiling to splashback areas. Vinolay flooring. Double glazed window.

Outside

Front: Open-plan laid to lawn. Pathway to front door. Allocated parking bay. Outside light.

Banbury

The town of Banbury is conveniently located only 2 miles from Junction 11 of the M40 meaning larger cities are within easy reach. There are regular trains to London Marylebone, Oxford and Birmingham New Street. Very attractive countryside and places of historical interest are also easily accessible.



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

Directions: From Banbury Cross proceed north to the third set of traffic light, taking the left turn into the Warwick Road and continue along this road. At the third roundabout turn right into Highlands and continue along this road, taking a left turn into Rosedale Avenue and Starina Croft is a turning off.

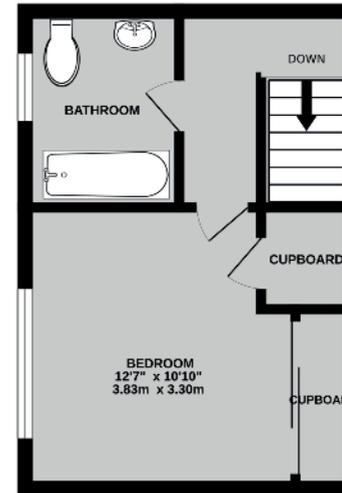
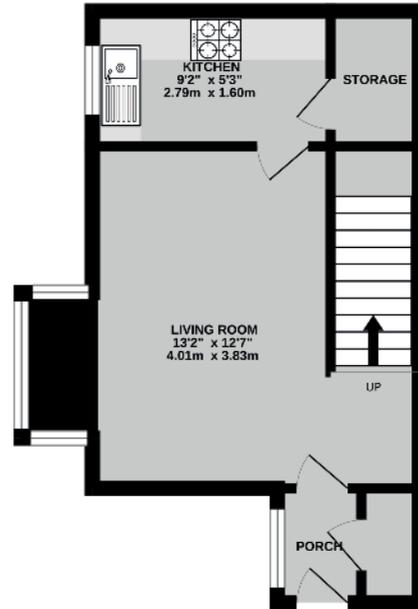






GROUND FLOOR
 258 sq.ft. (23.9 sq.m.) approx.

1ST FLOOR
 232 sq.ft. (21.6 sq.m.) approx.



TOTAL FLOOR AREA : 490 sq.ft. (45.5 sq.m.) approx.

While 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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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		90
(81-91)	B		
(69-80)	C	70	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	
www.epc4u.com			

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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