



20 Crouch Street, Banbury, Oxon OX16 9PP  
£315,000 Freehold

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







*An extremely well presented, characterful detached period property conveniently located within walking distance of the town centre.*

**Entrance hall | Cloakroom | Kitchen/breakfast room | Living room | Spacious landing | Two first floor double bedrooms | Bathroom | Enclosed courtyard garden (can be off road parking) | Gas central heating | Double glazing | Residents Parking**

Providing generous size accommodation throughout an individual two double bedroom detached period property offered with no onward chain, complemented by private, enclosed walled garden.

#### Ground Floor

Front door.

**Spacious entrance hall:** Tiled flooring. Stairs rising off to first floor.

**Cloakroom:** Low level WC and wall mounted handbasin. Tiled flooring.

**Living room:** Tongue and groove wood flooring. Feature freestanding gas fire. Double glazed window to front. Useful understairs storage cupboard. Picture rail.

**Kitchen/breakfast room:** Recently installed, comprehensive range of contemporary wall and base units. Ample work surfaces. Integrated four ring gas hob with electric oven under, extractor over. Free space and plumbing for washing machine. Integrated fridge/freezer. Integrated microwave. Tiled flooring. Window overlooking courtyard garden.

#### First Floor

**Spacious landing:** Cupboard housing recently installed Baxi gas combination boiler for domestic hot water and central heating. Further double fitted storage cupboard. Double glazed window to front. Thermostat for heating.

**Master bedroom:** Generous double bedroom to rear aspect with double glazed doors giving access to Juliette balcony. Access to loft.

**Bedroom two:** Double bedroom with double doors and Juliette balcony.

**Bathroom:** White suite comprising of panelled bath with thermostatic shower unit over, pedestal handbasin and low level WC. Heated towel rail. Laminate flooring.

- All first floor carpets have been recently replaced.

#### Outside

Private enclosed **courtyard garden** which is blocked paved. Outside tap. Approximately measures 15 ft length x 12 ft wide.

**Front:** Double gates which would allow off street parking in this courtyard.

Services: All  
Council Tax Banding:  
Authority: B

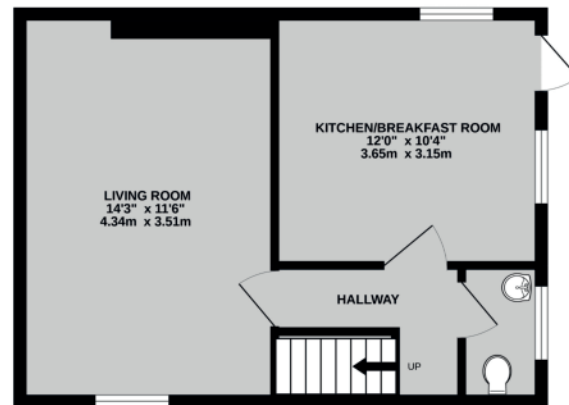
**Directions:** From Banbury Cross proceed south on the Oxford Road and take the first right turn into Crouch Street the property can be found on the right hand side.



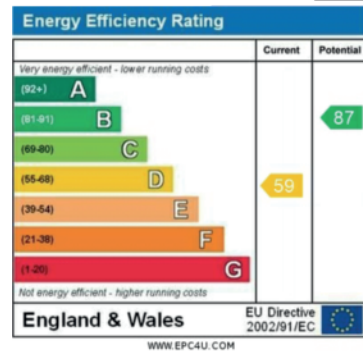
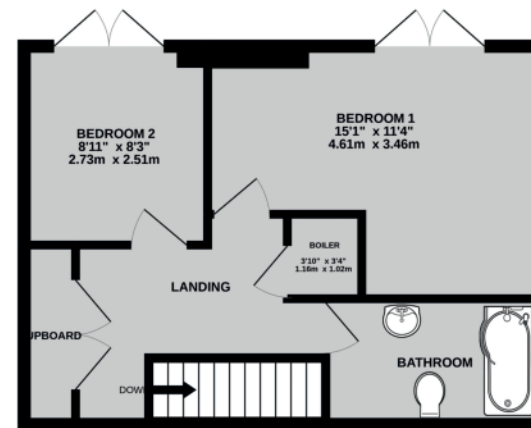




GROUND FLOOR  
 402 sq.ft. (37.3 sq.m.) approx.



FIRST FLOOR  
 392 sq.ft. (36.5 sq.m.) approx.



TOTAL FLOOR AREA: 794 sq.ft. (73.8 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.  
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**Important Agent's Note** All services throughout the property are Any applicants must satisfy themselves with the condition of any central systems, fitted gas fires, showers or any other installations (where Also all measurements should be taken as approximate, although every care taken in their accuracy. These details contained hereon are for purposes only and do not form the basis of a

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Viewing: Through appointment with Stanbra Powell



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