



107 Warwick Road, Banbury, Oxon OX16 2AR  
£260,000

**Stanbra  
Powell**

Estate Agents  
Valuers  
Property Lettings





## *Well presented two bedroom end of terrace home.*

Entrance hallway | Living room | Kitchen/dining room | Two double bedrooms | Bathroom | South facing rear garden | Garage | Communal parking | No onward chain.

Located within an easy walking distance of the town centre and railway station is this well presented two bedroom end of terrace property. The property benefits from a living room, kitchen/dining room, pleasant south facing rear garden, two double bedrooms, and bathroom, as well as a single garage in a block and communal parking. This property is offered for sale with no onward chain.

### Ground Floor

Entrance via composite door to entrance hallway.

**Entrance hall:** Laminate wood flooring. Wall mounted fuse box metal fuse box. Radiator. Stairs rising to first floor. Door to living room.

**Living room:** Laminate wood flooring. Radiator. UPVC double glazed window to the front aspect. Gas fire. Double doors lead through to kitchen/dining room.

**Kitchen/dining room:** A range of base and eye level units. Laminate granite effect worktop. Tiling splashback areas. Built-in sink unit. Space and plumbing for washing machine and slim-line dishwasher. Built-in oven. 4 ring gas hob with extractor hood above. Built in fridge freezer. Tiled flooring. Space enough for dining table and chairs. UPVC double glazed window overlooks the rear garden, double glazed door leads to rear patio. Understairs storage cupboard. Cupboard housing combination boiler in the kitchen, which is approximately three years old.

### First Floor

**Landing:** Access to loft. Doors to first floor accommodation. Storage cupboard.

**Bedroom one:** Good size double bedroom with UPVC double glazed window overlooking the front aspect. Radiator. Laminate wood flooring. Built-in double wardrobe.

**Bedroom two:** Double bedroom with UPVC double glazed window overlooking the rear garden. Radiator. Built-in double wardrobe. Laminate wood flooring.

**Bathroom:** Three piece white suite, comprising low level WC, wash hand basin and panel bath with shower attachment over. Tiling to splashback areas. Radiator. Tiled flooring UPVC double glazed obscured window to the rear aspect.

### Outside

**Front:** Pathway to front door, rest is laid to lawn, with side access.

**Rear garden:** South facing aspect, paved patio area which is currently covered by a timber pergola with plastic corrugated roof. A pathway leads to the rear of the garden flanked by lawn areas, with mature trees and shrubs. Outside tap. The garden is enclosed by timber panel fencing, has a gate at the rear leading to the parking area. At the rear there is a **communal parking** and a single brick built garage. There's also gated side access.

**Garage:** Brick built garage with metal up and over door, measuring approximately 18 ft by 9 ft.

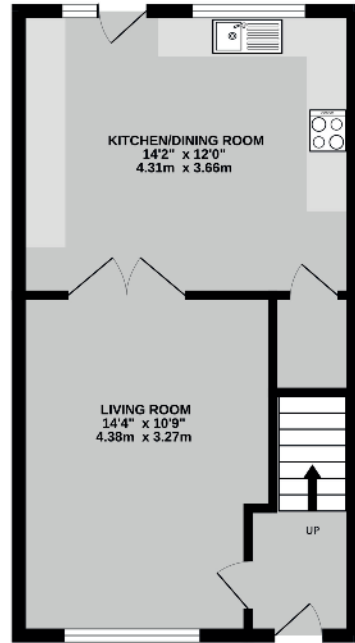
Services: All Council Tax Banding: B  
Authority: Cherwell District Council  
Directions: From Banbury Cross proceed north to the second set of traffic lights and take the left turn into the Warwick Road.



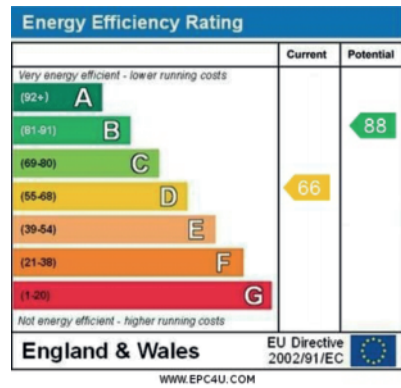
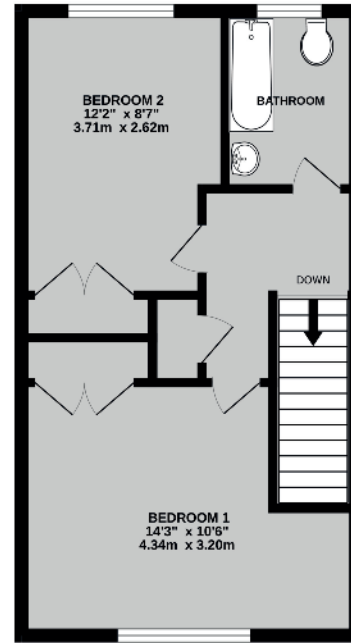




GROUND FLOOR  
 372 sq.ft. (34.6 sq.m.) approx.



1ST FLOOR  
 372 sq.ft. (34.6 sq.m.) approx.



TOTAL FLOOR AREA - 745 sq.ft. (69.2 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 Metreplan 60625

**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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