



57 Windrush, Banbury, Oxon OX16 1PL
£215,000

Stanbra
Powell

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Property Lettings





Three bedroom semi-detached home in need of modernisation.

Entrance hallway | Cloakroom | Living room | Dining room | Kitchen | Three bedrooms | Bathroom | Larger than average rear garden | Communal parking | Gas central heating | Double glazing

Located on the north side of Banbury is this three bedroom semi-detached home. The property requires full modernisation throughout, but does benefit from two reception areas, kitchen, three well-proportioned bedrooms, bathroom and a larger than average rear garden. The current owners have also had the property rewired and a new boiler installed. This property is offered for sale with no onward chain.

Ground Floor

Entrance via UPVC door to entrance hallway.

Entrance hall: Doors to ground floor accommodation. Stairs rising to first floor. Radiator. Newly fitted metal fuse box.

Cloakroom: Two piece suite comprising low level WC and wash hand basin. Tile splashback. Double glazed obscured window to the front aspect.

Living room: Radiator. UPVC double glazed window to the front aspect (currently cracked and would require the glass replacing).

Kitchen: Base and eye level units with laminate worktop. Built-in sink unit. Four ring electric hob, cooker, extractor hood. UPVC double glazed window overlooks the rear garden. Tiling to splashback areas. Double glazed door leads to rear patio.

Dining room: UPVC double glazed sliding door to rear garden. Radiator.

First Floor

Landing: Access to loft. Airing cupboard housing newly fitted Glow worm combination boiler.

Bedroom one: Good sized double bedroom with UPVC double glazed window to the front aspect. Radiator. Built-in wardrobe area.

Bedroom two: Good sized double bedroom with UPVC double glazed window overlooking the rear garden. Radiator. Useful alcove for wardrobe.

Bedroom three: Single room with UPVC double glazed window to the front aspect. Radiator.

Bathroom: Three piece white suite comprising low level WC, wash hand basin and panel bath. Tiling to splashback areas. UPVC double glazed obscured window to the rear aspect.

Outside

Front: Enclosed by picket fence with gated access leading to pathway to the front door. The rest of the garden is made up of shrubs and bushes.

Rear garden: Large patio area. Pathway leading to rear gated access. The garden is enclosed by timber panel fencing and brick wall. There is a brick built storage shed and also an outside tap.

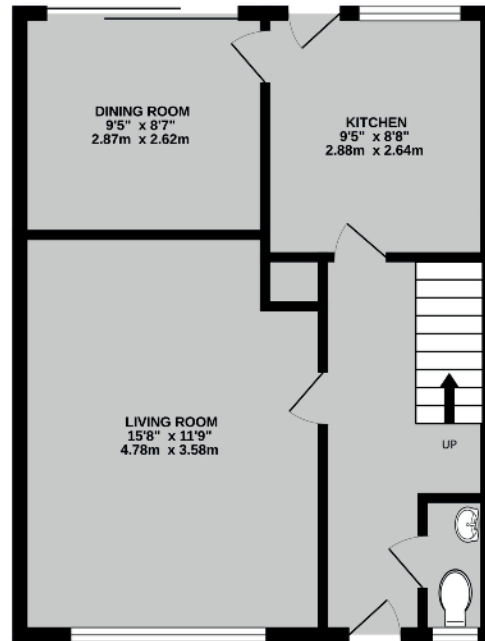
Services: All Council Tax Banding: B
Authority: Cherwell District Council

Directions: From Banbury Cross proceed north to the traffic lights, taking the left turn into the B4100 Warwick Road. Continue to the second roundabout and turn right into Ruscot Avenue, taking the second left turn into Longelandes. Windrush is a turning on the left hand side.

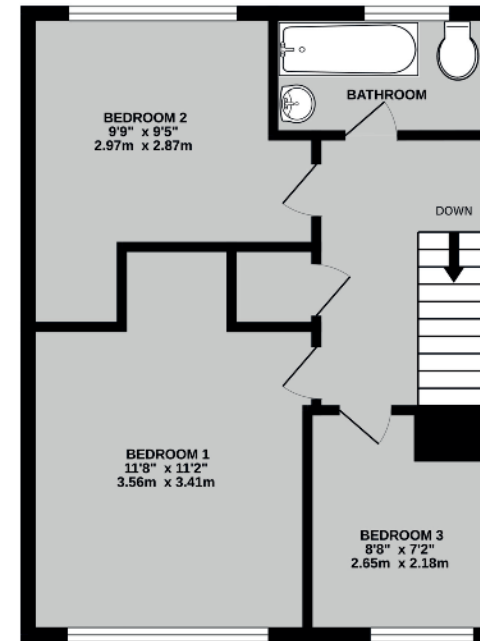




GROUND FLOOR
 438 sq.ft. (40.7 sq.m.) approx.



1ST FLOOR
 432 sq.ft. (40.2 sq.m.) approx.



TOTAL FLOOR AREA : 870 sq.ft. (80.8 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 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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