



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

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





A generous size terraced house complemented by a substantial conservatory and private rear garden. Offered with no onward chain.

Entrance porch | Living room | Kitchen/diner | Two first floor double bedrooms | Wet room | Gardens to front and rear | Garage | Parking

Located within comfortable walking distance of the town centre and many amenities, a generous size two double bedroom terraced house with garage to rear.

Ground Floor

Double glazed front door.
Entrance porch into hallway.

Stairs rising to first floor. Door through to living room.

Living room: Double glazed window to front aspect. Walkway through to kitchen/diner.

Kitchen/diner: Stainless steel inset sink unit and drainer. Comprehensive range of contemporary ivory fronted wall and base units. Integrated Zanuzzi induction hob with extractor. Integrated stainless steel oven and microwave. Integrated fridge/freezer. Integrated washing machine and slim-line dishwasher. Useful understairs storage cupboard. Window to rear.

From the kitchen door through to conservatory.

Conservatory: Brick construction with Vaulted glass roof. Double glazed sliding doors giving access to garden. Wall mounted Worcester gas boiler for domestic hot water and central heating.

First Floor

Landing: Access to loft. Airing cupboard.

Master bedroom: Generous double bedroom to front aspect. Fitted wardrobes.

Bedroom two: Generous double bedroom to rear aspect. Fitted wardrobes.

Wet room (would require updating): Wall hung handbasin and low level WC. Mixer tap shower. Tiling to splashback areas.

Outside

Rear garden: Enclosed by fencing. Low maintenance, laid to patio. Areas laid to plum slate. Gate to rear giving access to parking area and garage.

Garage: Brick built. Metal up and over door.

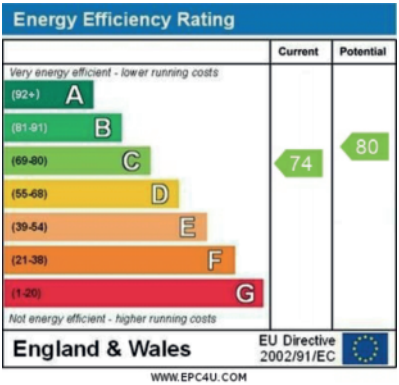
Front: Open-plan with pathway to front door.



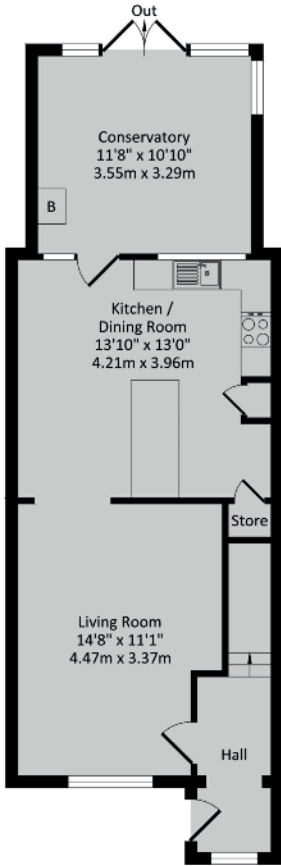
Services: All Council Tax Banding: B
Authority: Cherwell District Council



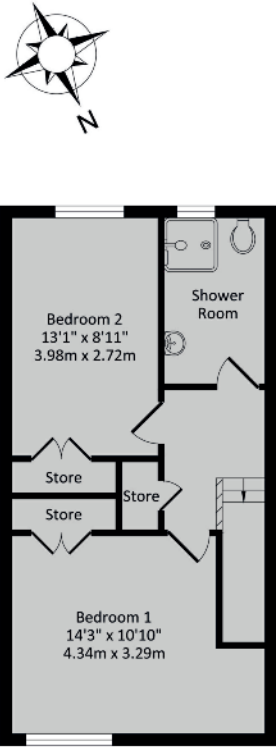




Ground Floor
535 sq.ft. (49.70 sq.m.) approx.



First Floor
389 sq.ft. (36.10 sq.m.) approx.



TOTAL APPROX. FLOOR AREA 924 sq.ft. (85.80 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.

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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