



21 Grange Road, Banbury, Oxon OX16 9AS  
'Guide Price' £225,000

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







## *Extended three bedroom terraced home in need of modernisation.*

Entrance porch | Entrance hall | Kitchen/breakfast room | Dining room | Living room | Rear lobby | Downstairs bathroom | Three first floor bedrooms | 106 ft rear garden | New boiler | Gas central heating

Located on the south side of Banbury, with easy access to many amenities, is this three bedroom terraced home. The property has been extended at the rear which provides a dining room and a bathroom, also benefits from a large garden measuring approximately 106 ft in length. However, the property is in need of a full renovation and has been priced accordingly.

### Ground Floor

Entrance via UPVC double glazed door to entrance porch.  
**Entrance porch:** UPVC double glazed windows on two sides.

UPVC double glazed door to entrance hall.  
**Entrance hall:** Stairs rising to first floor.

**Living room:** Spacious living room with double glazed window to the front aspect. Radiator. Original chimney breast. Opening through to dining room.

**Dining room:** UPVC double glazed patio doors to rear garden. Radiator. Opening through into rear lobby.

**Rear lobby:** Radiator. Under stairs storage cupboard. Double glazed doors leads to the garden.

Doorway to the bathroom.

**Bathroom:** Three piece white suite, comprising low level WC, wash hand basin and panel bath. Double glazed obscured window to the rear aspect.

**Kitchen/breakfast room:** Range of base and eye level units with worktop over. Tiling to splashback areas. Double glazed window to the front aspect. Wall mounted Logic combination boiler installed in January 2025.

### First Floor

**Landing:** Radiator. Double glazed window overlooks rear garden.

**Master bedroom:** Large double bedroom with built-in wardrobes. Double glazed windows to front and rear aspects. Radiator.

**Bedroom two:** Double bedroom with double glazed window to the front aspect. Radiator.

**Bedroom three:** Single bedroom with a double glazed window overlooking rear garden. Radiator.

### Outside

**Front:** Pathway to front door. Frontage could potentially be turned into parking (subject to necessary planning permissions).

**Rear garden:** Currently overgrown, measuring approximately 106 ft in length, backing onto allotments.

### Agents Note

The fuse box was updated in 2011.

Full fibre broadband installed. (Normal available speed: 900 mbps with 'guaranteed' minimum of 700).

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

**Directions:** From Banbury Cross proceed south on the Oxford Road and upon reaching Sainsbury's Superstore, take the next turn right into Grange Road.

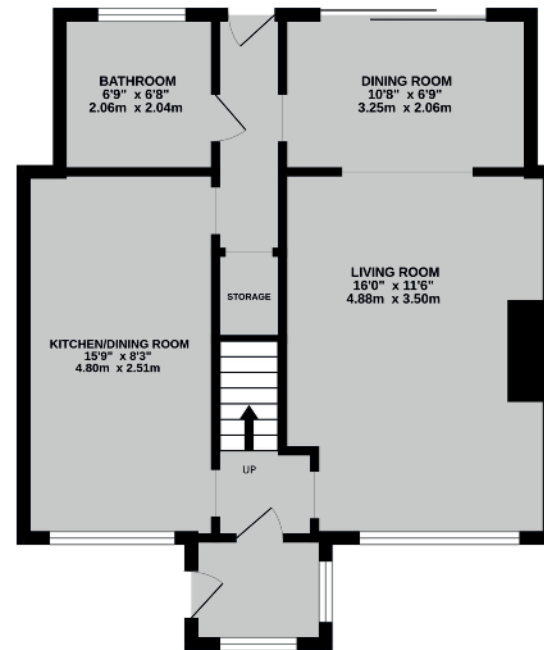




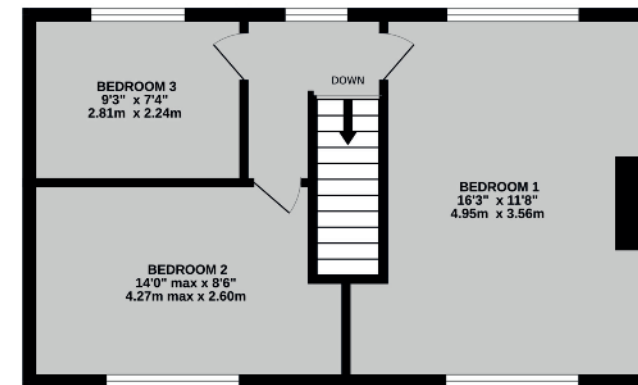




GROUND FLOOR  
 512 sq.ft. (47.6 sq.m.) approx.



1ST FLOOR  
 415 sq.ft. (38.6 sq.m.) approx.



TOTAL FLOOR AREA : 927 sq.ft. (86.2 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.

**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



5/6a Horsefair, Banbury,  
 Oxon OX16 0AA  
 t: 01295 221100  
 e: post@stanbra-powell.co.uk

**stanbra-powell.co.uk**

