



18 Cheney Road, Banbury, Oxon OX16 3HR
£285,000

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





A well presented three bedroom terrace home

Entrance porch | Entrance hallway | Living room | Kitchen/dining room | Three bedrooms | Bathroom | Good size south facing rear garden | Outbuildings | Gas central heating | Double glazed

Located within an easy walking distance of many amenities, including shops and schools, is this well presented three bedroom terraced home. The property benefits from living room, kitchen/dining room, three bedrooms, bathroom, as well as a good size rear garden and outbuildings to the rear.

Ground Floor

Entrance via double glazed door leading to **entrance porch**.

Door then through into an entrance hallway.

Entrance hallway: Real wood flooring. Wall mounted radiator. Understairs storage cupboard.

Living room: UPVC double glazed windows to front aspect. Real wood flooring. Radiator.

Kitchen/dining room: Dining area with laminate wood flooring. Radiator. UPVC double glazed double doors opening up onto rear patio. Kitchen area has a range of modern base and eye level units. Real wood worktop. Built-in oven, 4 ring induction hob with extractor hood above. Tiling splashback areas. Built-in sink unit. Space and plumbing for washing machine, dryer and dishwasher, and a full size fridge freezer. UPVC double glazed window overlooks rear garden.

First Floor

Landing: Access to loft.

Bathroom: Three piece white suite comprising low level WC, wash hand basin, and panel bath with electric shower over. Fully tiled walls. UPVC double glazed obscured window to the rear aspect. Cupboard.

Bedroom one: UPVC double glazed window overlooks the rear garden. Radiator.

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

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

Outside

Front: Gravelled with pathway leading to the front door.

South facing garden: Block paved patio area. Outside tap. The rest of the garden is mostly laid to lawn, with a path leading to the rear. At the rear of the garden is an outbuilding. To the very rear is a large shed with double doors, power and light connected. Gated access from rear, the current structure could potentially be replaced by a garage as neighbouring properties have done. Vehicle access from the rear.

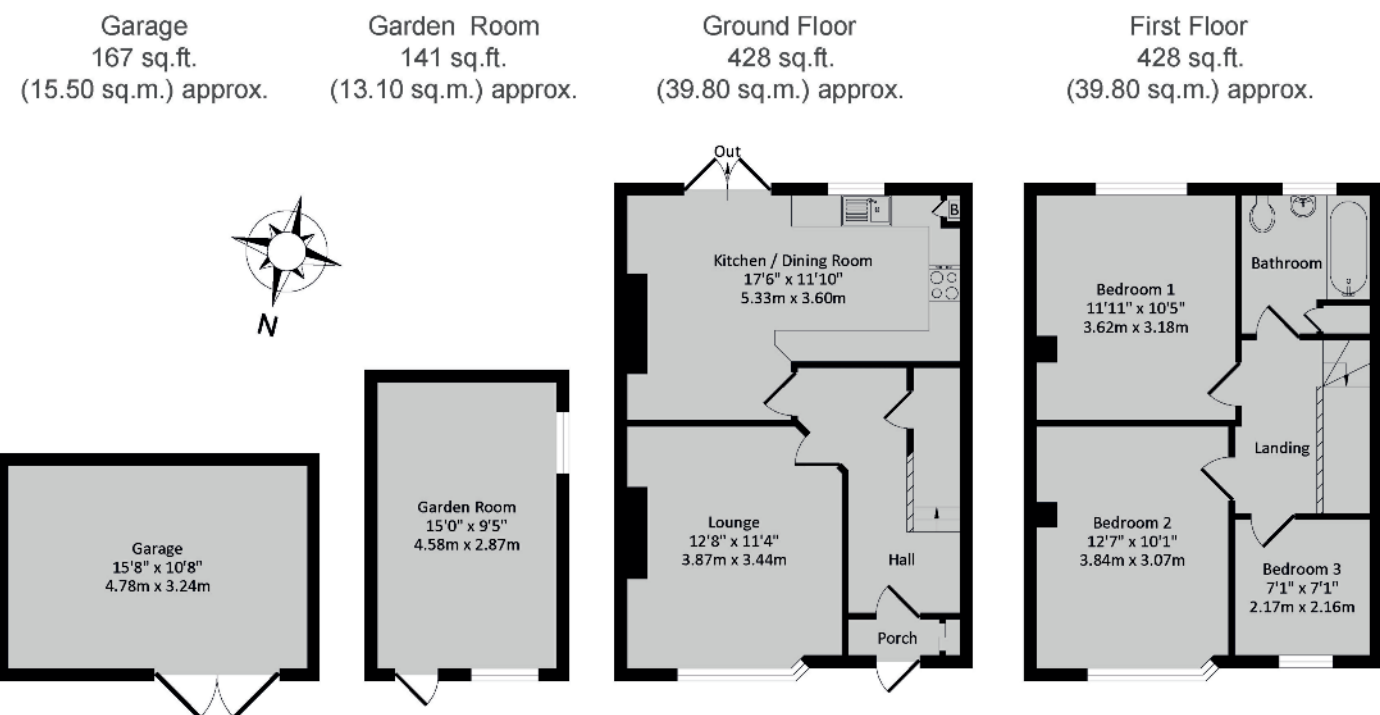
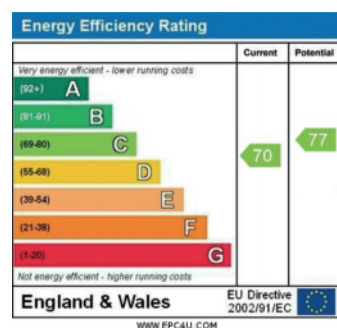
Timber frame outbuilding which has decked area to the front. This is currently used by the owner as a pub. This room is fully insulated and has double glazed windows overlooking the rear garden. Wall mounted panel heater.

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

Directions: From Banbury Cross proceed east through the High Street and into George Street. At the T-junction turn left into Cherwell Street and right at the traffic lights; crossing over the railway bridge into the Middleton Road. Continue over one mini-roundabout and at the next set of traffic lights turn left into the Daventry Road then 2nd left into Grimsbury Drive, turn right into Grimsbury Square and then right into Cheney Road.







TOTAL APPROX. FLOOR AREA 1164 sq.ft. (108.20 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.

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Viewing: Through appointment with Stanbra Powell

