



16 Cheney Road, Banbury, Oxon OX16 3HR
£325,000

Stanbra
Powell

Estate Agents
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Property Lettings





A deceptively enlarged three bedroom house, offered in excellent decorative order throughout.

Recessed porch | Entrance hall | Living room with feature bay window | Kitchen/breakfast room | Further dining/family room | Two first floor bedrooms | Bathroom | Large landing/study area | Attic room | Private rear garden with substantial timber garden room | Garage/workshop | Block paved driveway to front

Providing accommodation over three floors, an impressive three double bedroom terraced house benefiting from garage/workshop to the rear, enjoying a no-through road position on the east side of Banbury within close proximity of many amenities

Ground Floor

Recessed porch. Outside tap.
Front door.

Entrance hall: Stairs rising to first floor. Useful understairs storage cupboard. Engineered oak flooring. Thermostat for heating.

Living room: Feature walk-in bay window to front aspect. Cast iron log burner. Door through to kitchen/breakfast room.

Kitchen/breakfast room: Kitchen installed to a high specification. Comprehensive range of contemporary Shaker style wall and base units with complementary Granite work surfaces. Integrated Neff double oven and grill. Integrated 5 ring Neff gas hob with stainless steel canopy extractor. Integrated washing machine. Integrated dishwasher. Space for American style fridge/freezer. Integrated washing machine. Recessed spotlights. Walkway through to further dining/sitting room.

Dining/sitting room: Double glazed doors giving access to garden.

First Floor

Landing: Spacious landing/study area. Stairs rising off to second floor.

Bedroom one: Generous double bedroom to front aspect. Fitted wardrobes.

Bedroom two: Double bedroom with feature box bay window to rear aspect. Range of fitted wardrobes.

Bathroom: White suite comprising of tiled bath with thermostatic shower unit, hand basin with inset vanity unit and low level WC. All walls are fully tiled. Airing cupboard housing hot water tank and immersion heater. Wood flooring.

Second Floor

Double bedroom: Currently used as a dressing room with a range of fitted cupboards. Window to rear aspect.

Outside

Rear garden: Enclosed by fencing. Artificial lawn. Feature timber pergola and seating area. Raised ornamental pond. Raised flower beds, shrubs and bushes.

Substantial timber garden room/office: Feature Vaulted ceiling. Light and power connected.

Brick built garage/workshop: Situated to rear of the garden. Light and power connected. Electric roller door. Window to side. Outside tap.

Front: Block paved driveway providing off road parking for two vehicles. Outside lights.

Services: All
Authority: Cherwell District Council

Council Tax Banding: B

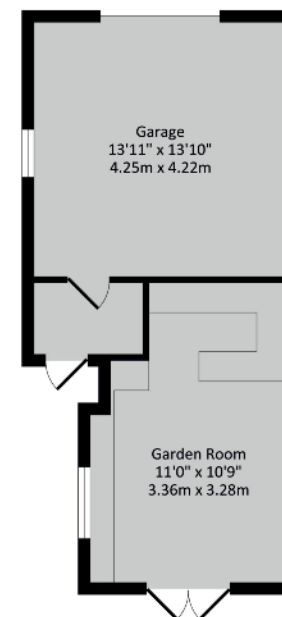
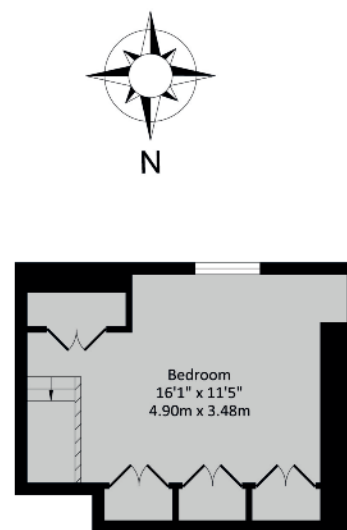
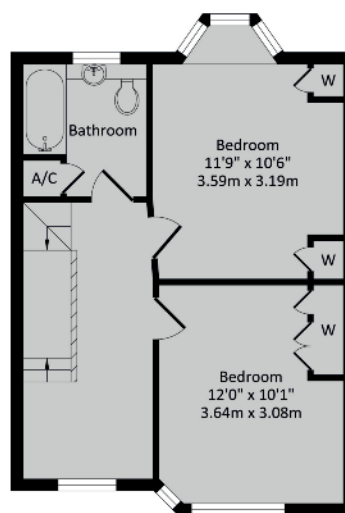
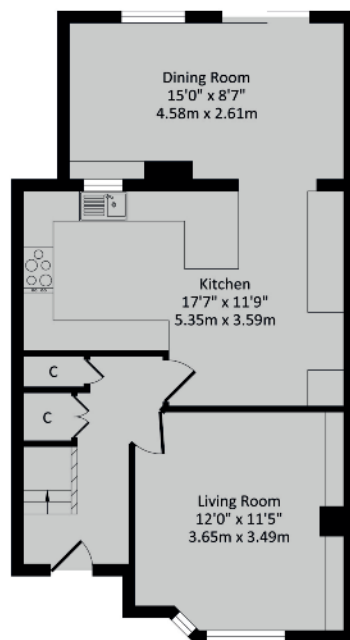
Directions: From Banbury Cross proceed east through the High Street and into George Street. At the T-junction turn left into Cherwell Street and right at the traffic lights; crossing over the railway bridge into the Middleton Road. Continue over one mini-roundabout and at the next set of traffic lights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







Ground Floor 535 sq.ft. (49.70 sq.m.) approx. First Floor 420 sq.ft. (39.0 sq.m.) approx. Second Floor 228 sq.ft. (21.20 sq.m.) approx. Outbuilding 383 sq.ft. (35.60 sq.m.) approx.



TOTAL APPROX. FLOOR AREA 1566 sq.ft. (145.50 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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