



9 Green Lane, Banbury, Oxon OX16 9HD
£290,000

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





An immaculate semi-detached house enjoying favoured cul-de-sac location, offered with no onward chain.

Entrance porch | Living room | Kitchen/dining room | Two first floor generous size bedrooms | Bathroom | Enclosed rear garden | Garden to front | Garage | Driveway | UPVC double glazing | Gas radiator heating

Providing excellent size accommodation throughout, an impressive two bedroom semi-detached house located on the south side of Banbury close to many amenities including railway station and town centre. The property is also complemented by a generous size rear garden.

Ground Floor

Front door.
Entrance porch.
Door through to living room.

Stairs rising to first floor.

Living room: Feature double glazed box bay window to front aspect. Door through to kitchen/breakfast room.

Kitchen/dining room: Comprehensive range of contemporary ivory fronted wall and base units. Ample work surfaces. Tiling to splashback areas. 4 ring gas hob with electric oven under, extractor over. Stainless steel inset sink unit and drainer. Work surface and free space under. Integrated freezer. Integrated fridge. Cupboard housing Glow worm gas boiler for domestic hot water and central heating. Double glazed window to rear. Door giving access to the garden.

First Floor

Landing: Access to loft. Airing cupboard housing hot water tank and immersion heater.

Master bedroom: Double bedroom to front aspect. Fitted wardrobes.

Bedroom two: Generous single bedroom to rear aspect with fitted wardrobes.

Bathroom: Modern white suite comprising of panelled bath with thermostatic shower unit over, low level WC and handbasin with inset vanity unit. Tiling to splashback areas.

Outside

Rear garden: Enclosed by fencing. Large patio area. Area laid to lawn. Further decking area. Raised flower beds. Access front to back via gate. The garden measures approximately 30 ft in length. Outside tap.

Front: Open-plan laid to lawn. Staggered pathway to front door.

To the side of the property is a **brick built single garage** with metal up and over door. Driveway in front of the garage. Light and power connected.

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

Directions: From Banbury Cross proceed south on the Oxford Road and upon reaching the Horton General Hospital, turn left into Hightown Road, taking the third left turn into Green Lane

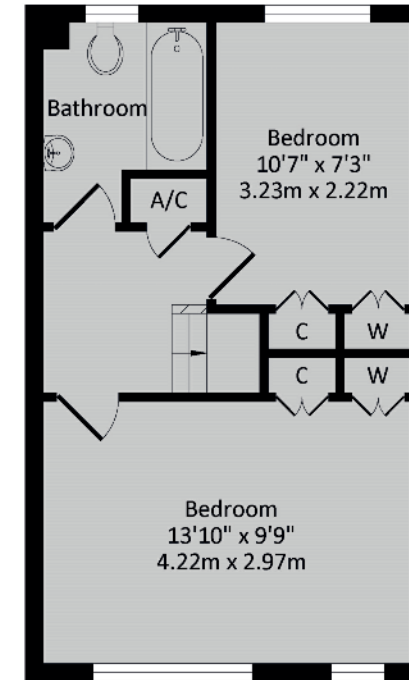
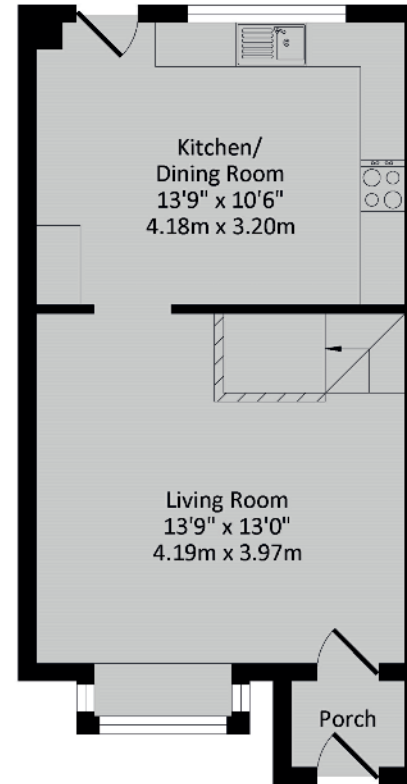
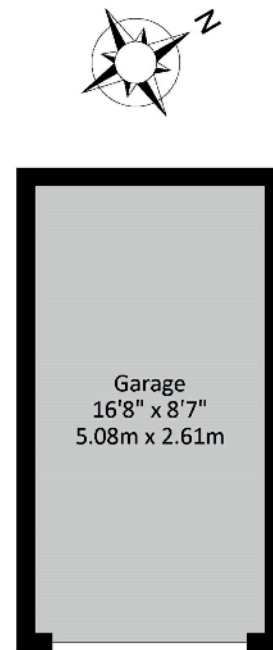
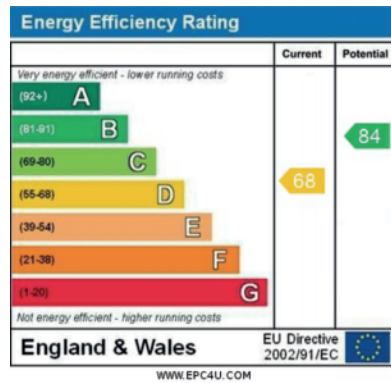




Garage
 143 sq.ft. (13.30 sq.m.) approx.

Ground Floor
 353 sq.ft. (32.80 sq.m.) approx.

First Floor
 327 sq.ft. (30.40 sq.m.) approx.



TOTAL APPROX. FLOOR AREA 823 sq.ft. (76.50 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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