



JOE VIEIRIA POWERED BY exp TM UK

📞 01295 535 188 / 07796 266 529

@ joe.vieira@exp.uk.com

🌐 joevieira.exp.uk.com



Edgcote Way, Banbury, OX16 2DT

Offers Over £280,000

🛏️ 2 🍽️ 1 🚗 1





Property Ref JV0032

Tenure: Freehold

Beautifully Presented Two-Bedroom Semi-Detached Home –  
Hanwell View Development

An excellent opportunity for first-time buyers or those looking to downsize, this modern and immaculately maintained two-bedroom semi-detached home is located in the sought-after Hanwell View development. The property features a thoughtfully designed floorplan with well-balanced living space across two floors and benefits from a larger-than-average garden and off-street parking.

Accommodation comprises:

Ground Floor

Entrance Hall – Providing access to all ground floor rooms with stairs leading to the first floor.

Kitchen – Stylishly fitted with a range of base and eye-level units, worktops, and integrated appliances including fridge freezer, dishwasher, washing machine, electric oven, gas hob, and extractor. Window to the front aspect.

Downstairs WC – With WC, wash hand basin, and window to the front.

Lounge/Diner – A bright and spacious reception room with space for dining, under-stairs storage, and patio doors opening onto the rear garden.

First Floor

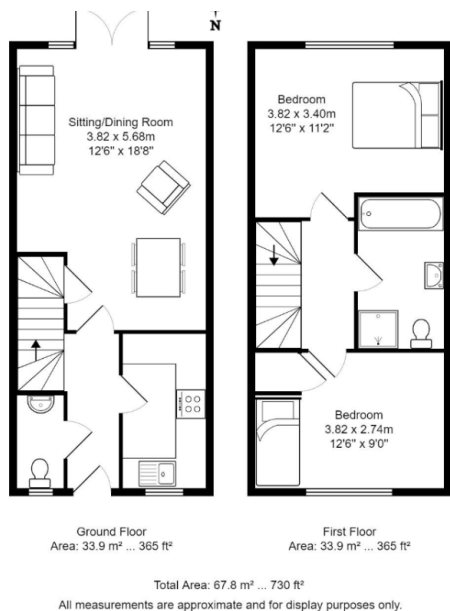
Bedroom One – Double bedroom with front aspect and built-in storage cupboard over the stairs.

Bedroom Two – Double bedroom with views over the rear garden.

Bathroom – Fitted with a modern white suite including a bath with shower over, WC, and wash hand basin.

Outside





- Two double bedrooms semi-detached
- Contemporary kitchen with integrated appliances
- Spacious lounge/diner
- Family Bathroom
- Off-street parking
- Larger rear garden
- Council Tax Band Band C £2,190
- Short walk to a local primary school
- Property Ref JV0032



## Energy rating and score

This property's energy rating is B. It has the potential to be A.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

eXp World UK Ltd is a registered company at Level 37, 25 Canada Square, London, E14 5LQ.

Registered company number is 12016573. VAT Registration Number is 327 4120 29