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Thenford Way, Banbury, OX16 2DS

£325,000

3 2 1



Property Ref JV0032

Tenure: Freehold

Beautifully Presented Three-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.

Bedroom Three/ Home office for those working from home.

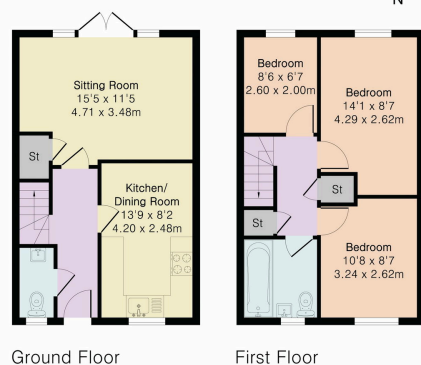
Bathroom – Fitted with a modern white suite including a bath with shower over, WC, and wash hand basin.



Approximate Gross Internal Area 774 sq ft - 72 sq m

Ground Floor Area 387 sq ft - 36 sq m

First Floor Area 387 sq ft - 36 sq m



PINK PLAN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure shown is for initial guidance only and should not be relied on as a basis of valuation.

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REALTY

- THREE BEDROOMS
- SEMI-DETACHED
- KITCHEN DINER
- GROUND FLOOR W.C
- LOW MAINTNANCE REAR GARDEN
- WITHIN NHBC WARRANTY
- CHAIN FREE



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	84 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

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