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Publication name: WINCHELSEA CLOSE 76 NEW, Page: 1



76 Winchelsea Close, Banbury, Oxon OX16 1XQ
£220,000 Freehold

Stanbra Powell
Estate Agents
Valuers
Property Lettings

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Well presented two bedroom terraced home.

Entrance porch | Living room | Refitted kitchen/dining room | Garden room/playroom/study| Two bedrooms | Refitted bathroom | Rear garden | Garage |Parking

Located on the north side of town in this quiet cul-de-sac, is this well presented two bedroom terraced home overlooking a green, benefiting from living room, kitchen/dining room and further room to the rear which could be used as a larger dining area/playroom, or study, two bedrooms and a refitted bathroom as well as a pleasant rear garden and single garage.

Ground Floor

Entrance via a double-glazed door to the entrance porch. Laminate wood flooring, cupboard housing fuse box, through into living room.

Living room: Good-size living room with UPVC double-glazed window overlooking the green area, laminate wood flooring and radiator.

Kitchen/dining room: Refitted by the current owners, with a range of modern base and eye-level units with laminate marble effect worktop. Wall-mounted boiler. Space and plumbing for a washing machine. Free-standing undercounter fridge and freezer. Built-in sink unit. Built-in oven with a four-ring electric hob and extractor above. Useful storage cupboard. Laminate wood flooring. Tiling to splashback areas. Space for a small table and chairs. UPVC double-glazed window and double glazed door into garden room/ playroom/study.

Garden room/playroom/study: This room was added by the current owners in December 2025 and is what is known as an Addroom. Built by Dunster House, the building is constructed of a composite exterior comes fully insulated as standard. The walls, roof, and floor are designed to retain heat more effectively, helping to create a space that can be used comfortably throughout the year. All Addrooms include pressure-treated floor bearers, backed by a 10-year guarantee. These bearers help protect against rot, mould, and insect infestation while providing strong structural support for your extension. UPVC double-glazed doors open up onto the rear garden and a further window.

First Floor

Landing: Access to all first floor accommodation. Large storage cupboards with access to loft, which is fully boarded and has a pull-down ladder and light.

Main bedroom: Good-size double bedroom with built-in double wardrobe with sliding mirrored doors, two UPVC double-glazed windows to the front aspect overlooking a green area. Wall mounted radiator.

Bedroom two: Good-size single bedroom with UPVC double-glazed window overlooking the rear garden. Wall mounted radiator.

Bathroom: Three-piece white suite comprising low level WC, wash hand basin with built-in storage, panel bath with electric shower over. Tiling to splashback areas. Wall mounted radiator. UPVC double-glazed obscured window to the rear aspect.

Outside

Front: Pathway leading to front door, area laid to lawn.

Rear garden: Small shingle area, the garden is enclosed by timber panel fencing and has gated rear access which leads to the parking area. The rear garden is mostly laid to lawn, with stepping stones through the middle.

Single garage.

Services: All Council Tax Banding: A
Authority: Cherwell District Council
Directions: From Banbury Cross proceed north along North Bar to the traffic lights at the crossroads and turn left into the Warwick Road. Continue along this road and at the second large roundabout turn right into Highlands. Take the second left turn into Rother Road and second right into Winchelsea Close.







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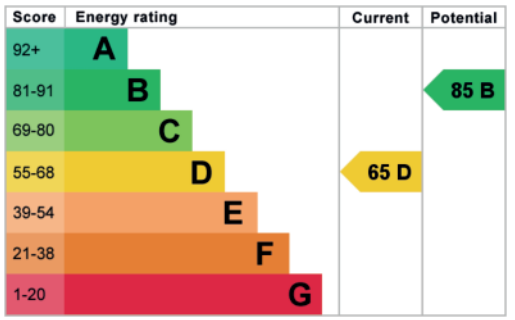


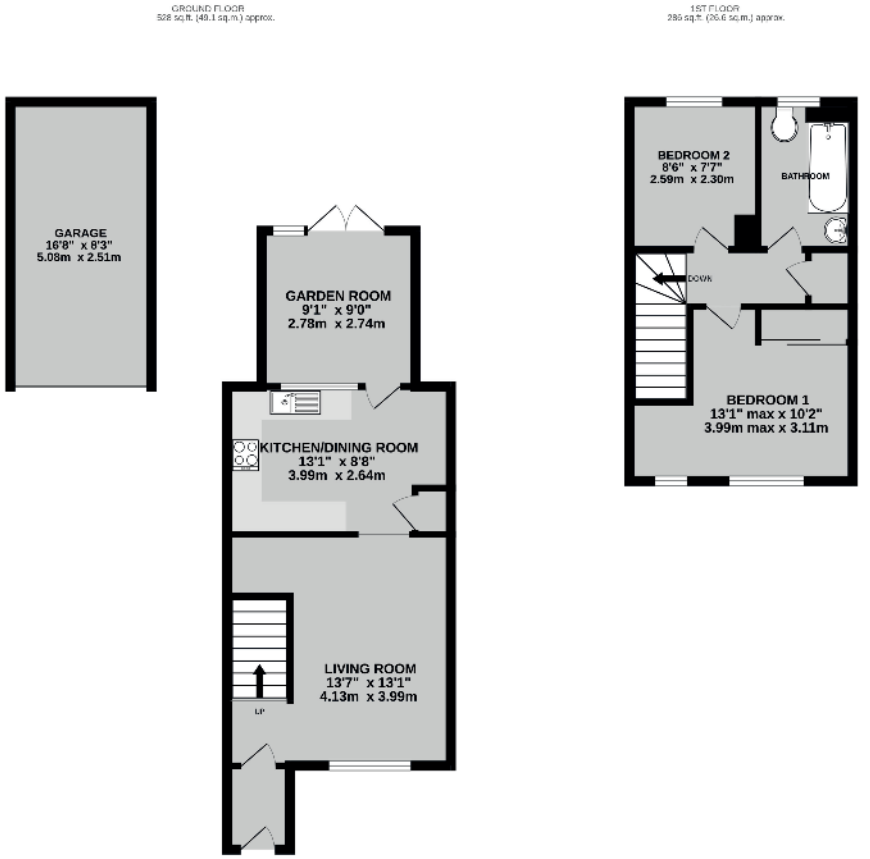






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Important Agent's Note All services throughout the property are untested. Any applicants must satisfy themselves with the condition of any central heating systems, fitted gas fires, showers or any other installations (where applicable). Also all measurements 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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