



Greens Cottage, 45 East Street, Banbury, Oxon OX16 3LL  
£229,950

Stanbra  
Powell

Estate Agents  
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Property Lettings







## Charming two bedroom end of terrace Victorian home.

Living room | Dining room | Kitchen | Two bedrooms | First floor bathroom | 92 ft rear garden | No onward chain.

Located within an easy walking distance of the town centre and railway station, as well as many other amenities, is this charming two bedroom end terraced Victorian home. The property benefits from two reception rooms, kitchen, two bedrooms, upstairs bathroom, and 92 ft rear garden. This property is being offered for sale with no onward chain.

### Ground Floor

Entrance via front door into a living room.

**Living room:** Laminate wood flooring. Radiator. Fireplace with oak surround. Cupboard housing metal fuse box updated in 2017.

Middle hallway with stairs rising to first floor.

**Dining room:** Laminate wood flooring. Radiator. Double glazed door leads out into the garden. Large understairs storage cupboard with wall mounted Glow worm boiler, which is approximately two years old.

**Kitchen:** A range of base and eye level units with laminate worktop. Built-in sink unit. Space for cooker, washing machine, fridge/freezer and dishwasher. Radiator. Tiling to splashback areas. Single glazed wooden window overlooks patio area.

### First Floor

**Landing:** Access to loft with pull down ladder. Doors to first floor accommodation.

**Master bedroom:** Good sized double bedroom. Radiator. UPVC double glazed window to the front aspect. Feature fireplace with wooden surround and mantel.

**Bathroom:** Three piece white suite comprising low level WC, wash hand basin and panel bath with a shower attachment over. Radiator.

**Bedroom two:** Single bedroom with UPVC double glazed window overlooking the rear garden. Radiator. Built-in double wardrobe.

### Outside

**Front:** Original pathway leading to front door. Either side is laid to shingle, enclosed by timber panel fencing and hedging.

**Rear garden:** Measuring approximately 92 ft in length. Patio area. Gated side access over neighbouring property. Outside tap. Shingle area. The rest the garden is mostly laid to bark with a small lawned area in the middle, further patio seating area. The garden is enclosed by timber panel fencing and offers a good degree of privacy.

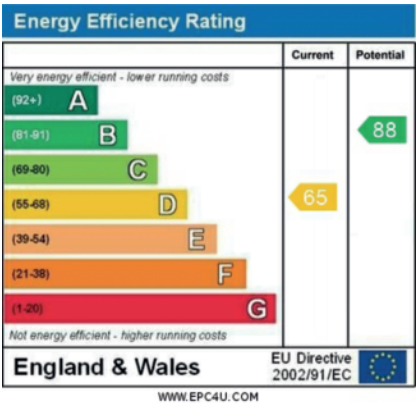
Services: All Council Tax Banding: B  
Authority: Cherwell District Council  
Directions: From Banbury Cross proceed east through the High Street and into George Street. At the second set of traffic lights turn left and at the next set of traffic lights turn right over the railway bridge leading into the Middleton Road and take the third turn left into East Street.



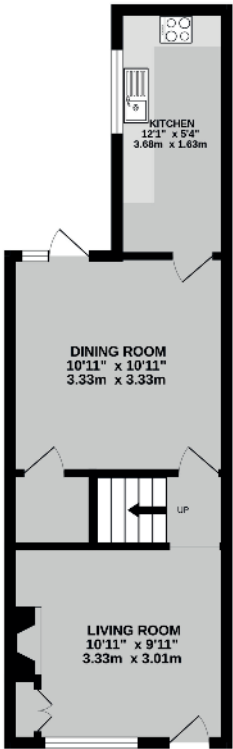




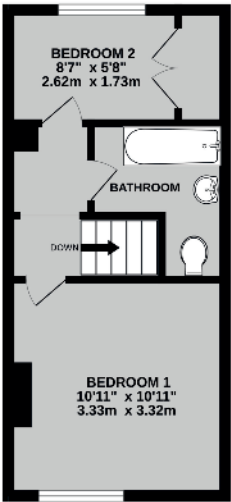




GROUND FLOOR  
332 sq.ft. (30.8 sq.m.) approx.



1ST FLOOR  
264 sq.ft. (24.5 sq.m.) approx.



TOTAL FLOOR AREA: 596 sq.ft. (55.3 sq.m.) approx.  
Whilst every effort has been made to ensure the accuracy of the figures contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance purposes only and should be used in conjunction with any professional measurements. The services, systems and appliances shown have not been tested and no guarantee is made as to their condition or efficiency. See the plan.

**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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