



25 Wallin Road, Adderbury, Banbury, Oxon OX17 3FA
£176,000 Leasehold

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





A well presented ground floor apartment located on the edge of this sought after village.

Entrance hall | Open-plan living/kitchen/diner | Double bedroom | Bathroom | Gas radiator heating | UPVC double glazing | Allocating parking | Communal parking

Providing well proportioned accommodation throughout and benefiting from gas radiator heating, a ground floor one bedroom apartment, enjoying a no-through road position on this popular development on the edge of this well served village, 3 miles south of Banbury.

Accommodation

Canopy porch.

Entrance hall: Useful store cupboard. Thermostat for heating. Door to open-plan living/kitchen/diner.

Open-plan living/kitchen/diner: Inset sink unit and drainer. Comprehensive range of contemporary ivory fronted wall and base units with complementary solid oak work tops. Tiling to splashback areas. Integrated 4 ring gas hob with electric oven under, extractor over. Free space and plumbing for washing machine. Space for fridge/freezer. Window to rear aspect. Living area has cupboard housing Ideal gas boiler for domestic hot water and central heating, plus further storage.

From the hallway door through to bedroom.

Bedroom: Generous double bedroom with window to front aspect.

Bathroom: Contemporary white suite comprising of panel bath with shower unit over, pedestal handbasin and low level WC. Heated towel rail. Tiling to splashback areas. Useful storage cupboard. Extractor. Double glazed window to front. Shaver socket.

Agents Note

UPVC double glazing.
Gas radiator heating.
Allocated parking bay.

Lease: 125 years from March 2016.

Outside

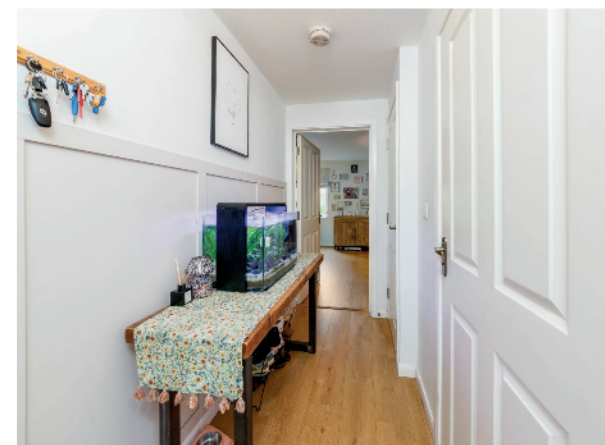
Small front garden laid to patio and shingle. Pathway to front door.
Outdoor tap supply at the front of the property.

Adderbury

The popular village of Adderbury to the South of Banbury offers a range of amenities including public houses, primary school and a tennis and squash club. Warriner secondary school can be found in the nearby village of Bloxham. Further amenities can be found in Banbury with access to Junction 11 M40 and railway station.

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

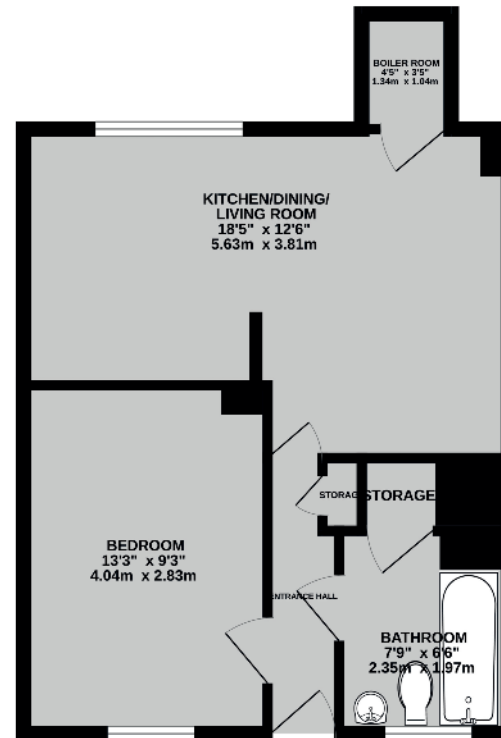
Directions: From Banbury Cross proceed south along South Bar and onto the Oxford Road heading out of Banbury for approximately three miles. Continue through Adderbury until just after the industrial park where you turn right into Berry Hill Road and continue to the end of the road. The Adderbury Fields development is the last left turn as you leave the village.





GROUND FLOOR
 425 sq.ft. (39.5 sq.m.) approx.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



TOTAL FLOOR AREA: 425 sq.ft. (39.5 sq.m.) approx.
 Whilst every effort has been made to ensure the accuracy of the floorplan contained here, 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 illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown hereon are not tested and no guarantee as to their operability or efficiency can be given.
 Made with Blueprints v10.0.0

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



5/6a Horsefair, Banbury,
 Oxon OX16 0AA
 t: 01295 221100
 e: post@stanbra-powell.co.uk

stanbra-powell.co.uk

