



29 Hereford Way, Banbury, Oxon OX16 1FT
'Guide Price' £210,000

**Stanbra
Powell**

Estate Agents
Valuers
Property Lettings





Two bedroom terraced home

Entrance | Living room | Kitchen/dining room | Two bedrooms
| Bathroom | Garden | Garage | Double glazing | Gas central
heating | No onward chain.

Located in a quiet cul-de-sac on the north side of Banbury is this two bedroom terrace home, the property benefits from living room, kitchen/dining room, two bedrooms, and a bathroom, as well as a pleasant rear garden and garage in a nearby block. This property is offered for sale with no onward chain.

Ground Floor

Access via UPVC double glazed door to entrance hallway.

Entrance hallway: Wall mounted original fuse box. Laminate wood flooring.

Living room: Stairs rising to first floor. UPVC double glazed window to the front aspect. Laminate wood flooring. Opening into kitchen/dining room.

Kitchen/dining room: Range of base and eye level units. Laminate worktop. Built-in oven with four ring gas hob and extractor hood above. Built-in dishwasher and built-in sink unit. Tiling to splashback areas. Space for full height fridge freezer and plumbing for washing machine. Wall mounted recently fitted Worcester Combi boiler. Storage cupboard. UPVC double glazed window overlooks the rear garden. UPVC double glazed door leads to rear patio. Tiled flooring.

First Floor

Landing: Access to the loft. Doors to all first floor accommodation. Airing cupboard with shelving and radiator.

Bedroom one: Double bedroom with two UPVC double glazed windows to the front aspect. Radiator.

Bedroom two: Double bedroom with UPVC double glazed window overlooking the rear garden. Radiator.

Bathroom: Three piece white suite comprising low level WC, washhand basin, panel bath with shower over. Tiling to splashback areas. Radiator. UPVC double glazed obscured window to the rear aspect.

Outside

Front: Laid to lawn area. Pathway leading to front door. Communal parking.

Rear garden: Paved patio area. The rest of the garden is mostly laid to lawn with various trees and bushes. Gated rear access leads to communal parking area.

Single garage: In a nearby block, with metal up and over door, measuring 16'8 by 7'7.

Also to the rear is an allocated parking space for one vehicle.

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

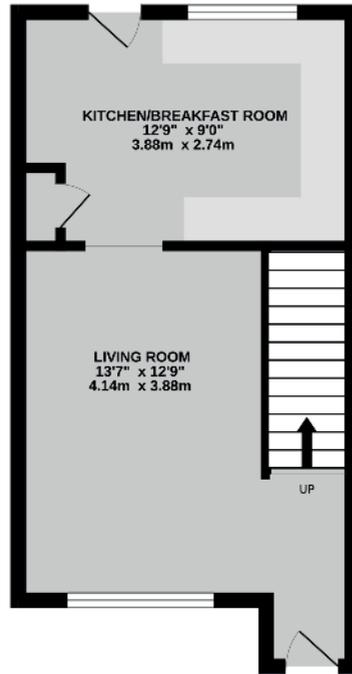
Directions: From Banbury Cross proceed north to the traffic lights, taking the left turn into the B4100 Warwick Road. Continue along this road and at the third roundabout turn right into Highlands. Follow this road around taking the left turn into Hereford Way.



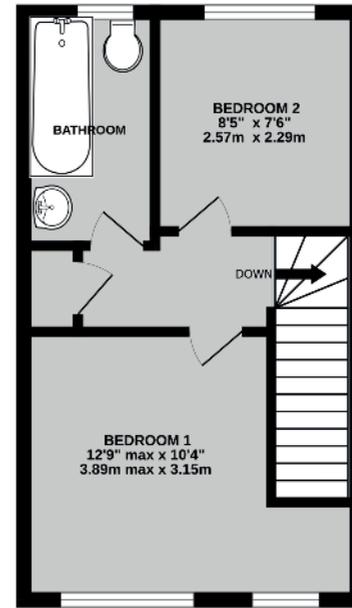




GROUND FLOOR
296 sq.ft. (27.5 sq.m.) approx.



1ST FLOOR
288 sq.ft. (26.8 sq.m.) approx.



TOTAL FLOOR AREA: 584 sq.ft. (54.3 sq.m.) approx.
Whilst every attempt 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 mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their availability or efficiency can be given.
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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.

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