



## AUGUSTUS WAY

BANBURY, OX16 1LG

GUIDE PRICE £400,000  
FREEHOLD

Situated on the outskirts of the highly desirable town of Banbury, this immaculately presented three-bedroom link-detached home offers an excellent opportunity for a range of buyers. Ideally positioned close to a wealth of local amenities and benefiting from excellent transport links, this attractive property combines modern living with convenience and accessibility.

# AUGUSTUS WAY

- 3 Bedrooms • Great Transport Links • Close To Amenities • Off Road Parking • Garage • Guest W/C • En Suite To Main Bed • Immaculately Presented



## Ground Floor:

-Upon entering the property, you are welcomed into a bright and inviting entrance hallway, providing access to all principal rooms within the home.

-Located at the front of the home, the spacious and bright lounge is flooded with natural light thanks to windows overlooking the front and side of the property. This lovely reception room provides the perfect space to relax and unwind at the end of the day.

-Situated at the rear of the home, you will find the spacious open-plan kitchen/diner, which benefits from direct access to the rear garden via French doors. This modern and well-appointed space is fully fitted with a range of wall and base units, complemented by an integrated oven, hob, fridge/freezer and dishwasher. The generous layout provides ample room for a family dining table, creating a sociable space for everyday family life and entertaining.

-The kitchen also benefits from a useful utility area, offering under-counter space for additional white goods along with further storage.

-The downstairs accommodation is further complemented by a convenient guest W/C.

## First Floor:

-The principal bedroom stretches the full depth of the property, offering a substantial and well-proportioned double bedroom. This impressive room benefits from the added luxury of two built-in wardrobes, providing ample storage, as well as a modern en-suite shower room.

-Bedrooms two and three are both generously proportioned

double bedrooms, offering excellent additional accommodation.

-Conveniently positioned close to all three bedrooms, the family bathroom has been finished to a modern standard with contemporary tiling and comprises a bath, wash hand basin and W/C.

## Garden, Exterior & Further Property Information:

-Leading outside, the property benefits from a beautifully maintained walled rear garden, which has been thoughtfully landscaped to complement the rest of the home.

-The garden features a combination of lawn, patio and decking areas, with attractive floral borders adding colour and charm. This wonderful outdoor space provides the perfect setting for alfresco dining, entertaining or simply relaxing during the warmer summer months.

-The property further benefits from off-road parking and a garage complete with power and lighting, providing excellent additional storage or workspace. Further benefits include gas central heating and double glazing throughout.

## Important Property Information:

Tenure: Freehold

EPC: B

Council Tax Band: D

Local Authority: Cherwell District Council

Maintenance Fee: £150 per annum

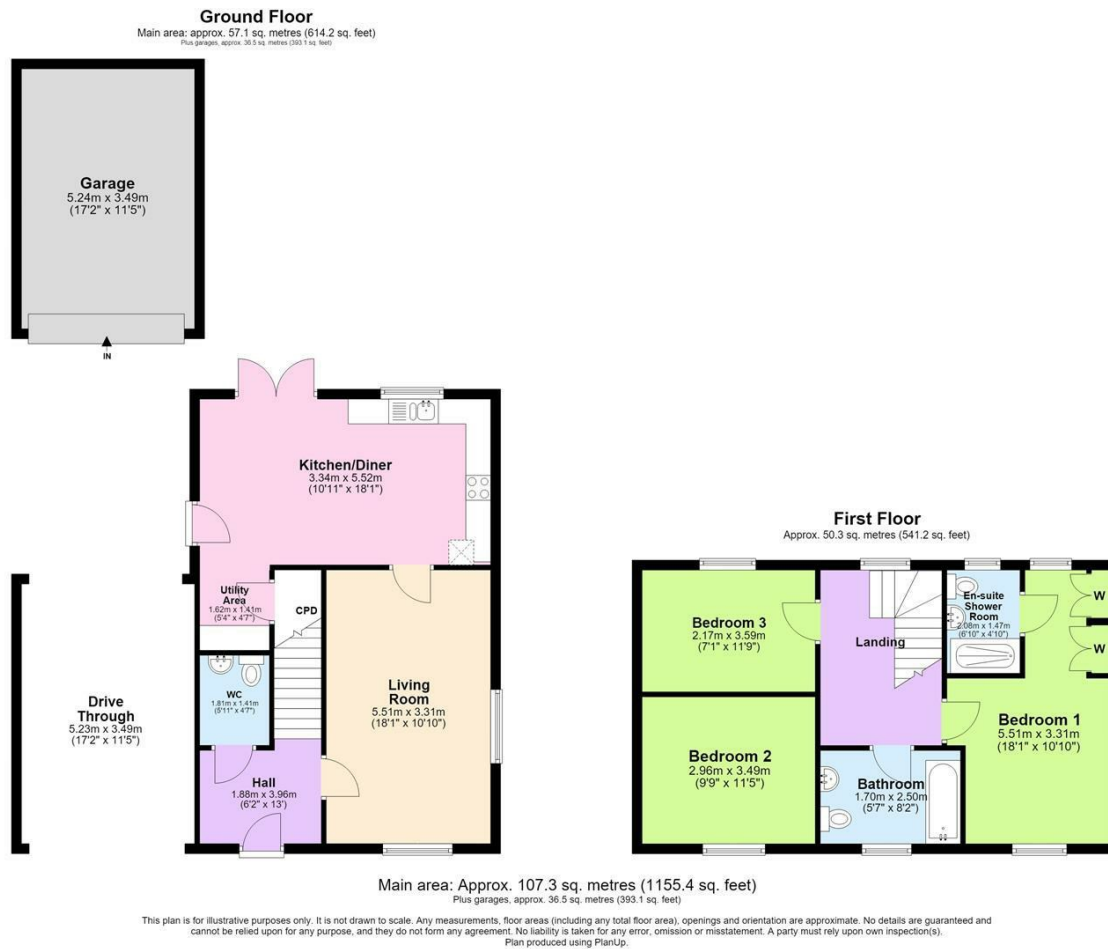
## Disclaimer

It is our intention to ensure that the information on these particulars are as accurate as possible. However, please be aware that in some instances the information hasn't been available. Therefore, it is advisable to contact the office prior



## AUGUSTUS WAY





| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            | <b>90</b>               | <b>90</b> |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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