



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

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





A terraced house with conservatory and private garden. Offered with no onward chain.

**Entrance hall | Kitchen | Living/dining room | Conservatory
| Two bedrooms | Bathroom | Gas radiator heating | UPVC
double glazing | Gardens to front and rear | Garage in
nearby block | Communal parking**

Located on the north side of Banbury within close proximity of many amenities a two bedroom mid-terraced house pleasantly overlooking green area to front benefiting from a single garage in a nearby block.

Ground Floor

Canopy porch.
Front door.

Entrance hall: Two useful store cupboards. Walkway through to kitchen.

Kitchen: Range of contemporary light wood fronted wall and base units. Ample work surfaces. Integrated 4 ring gas hob with electric oven under, extractor over. Space for fridge/freezer. Free space and plumbing for washing machine. Window to front aspect overlooking green area.

From the hallway, walkway through to living/dining room.

Living/dining room: Stairs rising to first floor. Double doors giving access to conservatory.

Conservatory: Brick and UPVC construction with polycarbonate roof. Sliding doors giving access to the garden.

First Floor

Landing: Access to loft. Airing cupboard housing Glow Worm gas boiler for domestic hot water and central heating.

Bedroom one: Double bedroom to rear aspect. Fitted wardrobe.

Bedroom two: Generous single bedroom to front aspect. Fitted wardrobe.

Bathroom: White suite comprising of panelled bath with electric shower unit over, pedestal handbasin and low level WC. Tiling to splashback areas. Heated towel rail.

Outside

Rear garden: Private garden. Laid to lawn, enclosed by fencing. Door to rear giving access to bay of garages. Small patio area. Raised flower beds. The garden measures approximately 20 ft in length.

Communal parking to front.

Front: Pathway to front door. Small brick built store. Area laid to lawn.

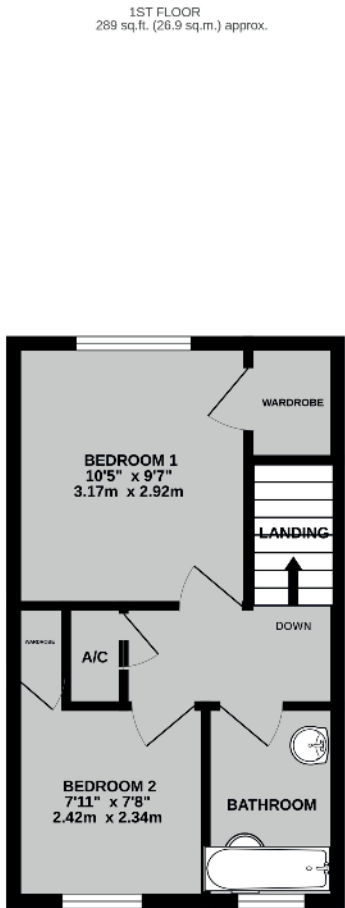
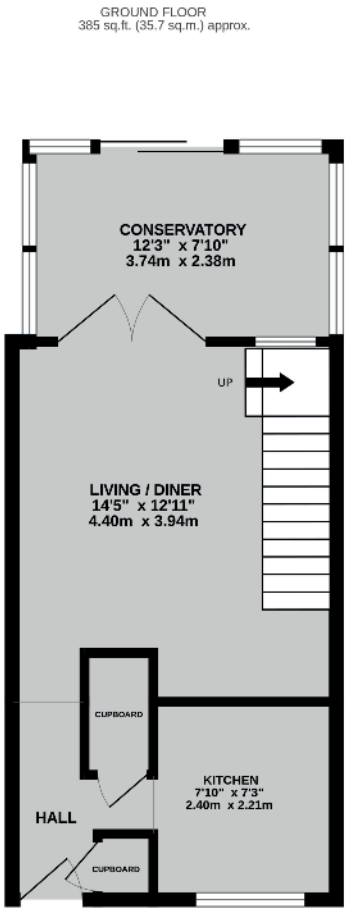
Services: All Council Tax Banding: B
Authority: Cherwell District Council

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.





Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B		
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



TOTAL FLOOR AREA: 674 sq.ft. (62.6 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplans 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 have not been tested and no guarantee as to their operability 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.

Viewing: Through appointment with Stanbra Powell



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