



44 Glyndebourne Gardens, Banbury, Oxon OX16 1XW
£200,000 Freehold

Stanbra
Powell

Estate Agents
Valuers
Property Lettings





A staggered terraced house providing well balanced accommodation. Offered with no onward chain.

**Entrance hall | Kitchen | Living/dining room | Two bedrooms
| Shower room | Gardens to front and rear | Garage in
nearby block | Communal parking**

Pleasantly overlooking green area to front, a two bedroom house located within close proximity of many amenities benefiting brick built garage in nearby block. The property also benefits from gas central heating and double glazing.

Ground Floor

Canopy porch.
Front door.

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

Kitchen: Range of white fronted wall and base units. Tiling to splashback areas. Work surface, free space and plumbing for washing machine. Integrated 4 ring electric hob with electric oven under, extractor over. Double glazed window to front aspect. Integrated fridge/freezer.

From the hallway walkway through to living/dining room.

Living/dining room: Laminate flooring. Stairs rising off to first floor. Double glazed window and double glazed sliding doors giving access to the garden.

First Floor

Landing: Access to loft. Cupboard housing Vaillant gas boiler for domestic hot water and central heating. Door to master bedroom.

Master bedroom: Double bedroom with fitted wardrobe. Window overlooking garden.

Bedroom two: To front aspect. Fitted wardrobe.

Shower room: Modern suite comprising of fully tiled shower cubicle, low level WC and handbasin. Tiling to splashback areas. Heated towel rail. Double glazed window to front aspect. Tiled flooring.

Outside

Rear garden: Enclosed by fencing. Predominantly laid to lawn. Patio area. The garden measures approximately 25 ft in length.

Front: Pathway to front door. Open-plan laid to lawn. Useful store cupboard.

Nearby **single garage** of brick construction with up and over door.

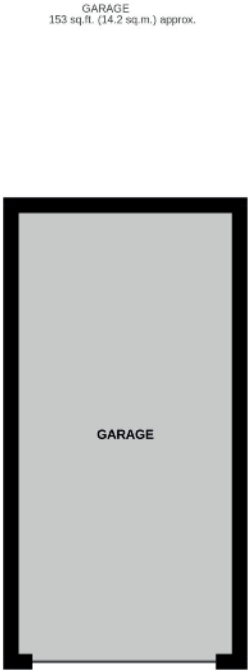
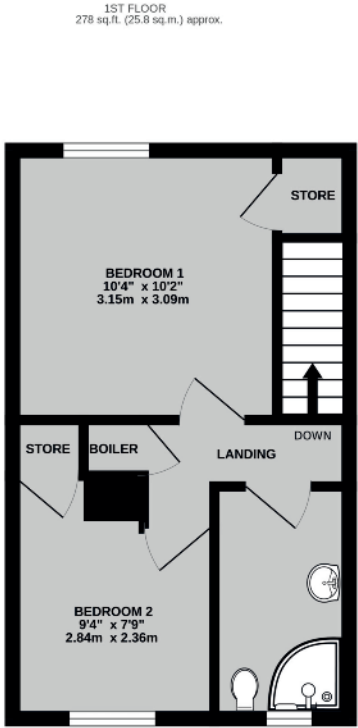
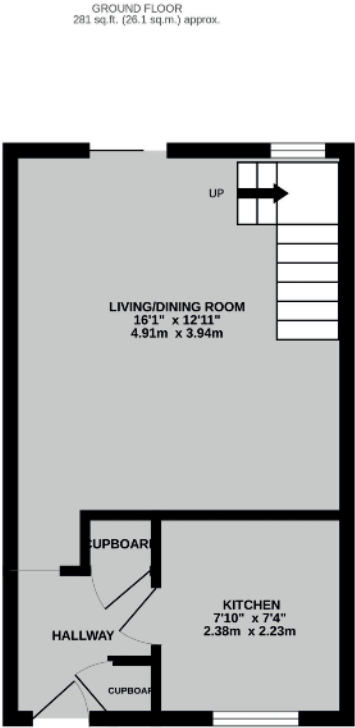
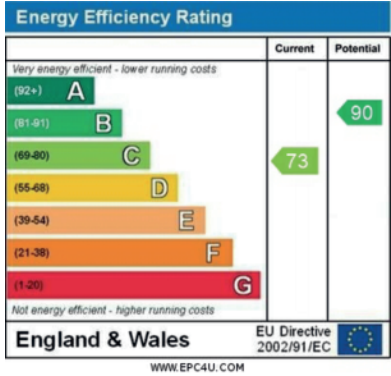
Communal parking.

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

Directions: From Banbury Cross proceed north along North Bar and at the crossroads take the left turn onto the B4100 Warwick Road continue on this road heading out of Banbury at the first major roundabout take the 2nd exit onto Highlands and Glyndebourne Gardens is the 3rd turning on the right hand side.







TOTAL FLOOR AREA : 712 sq.ft. (66.2 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 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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