



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

**Stanbra
Powell** Estate Agents
Valuers
Property Lettings





A well presented terraced house enjoying a pleasant looking green area to front offered with no onward chain.

Entrance porch | Living/diner | Kitchen | Two first floor bedrooms | Shower room | Generous sized rear garden | Garden to front | Garage in nearby block | Ample communal parking

Located within comfortable walking distance of many amenities and enjoying a cul-de-sac location, a two bedroom terraced house having recently been redecorated and benefiting from newly installed shower room. The property also benefits from a generous sized rear garden.

Ground Floor

Double glazed front door leads to **Entrance porch**

Opening through to **Living/diner**. Stairs rising off to first floor.

Kitchen: Stainless steel inset sink unit and drainer, range of wall and base units. Free space for plumbing washing machine. Space for cooker. Wall mounted Glow-worm gas boiler for domestic hot water and central heating. Cupboard housing meters plus storage. Window overlooking garden.

First Floor

Landing: Access to loft. Airing cupboard.

Master bedroom: Generous double bedroom to front aspect. Fitted wardrobe. Laminate flooring.

Bedroom two: Overlooking rear garden. Laminate flooring.

Shower room: Newly installed, walk-in shower cubicle with Mira shower unit. Wall and hand basin within inset vanity unit. Low level WC. Tiling to splashback areas. Heated towel rail. Vinyl laid flooring. Double glazed window to rears. Gas radiator heating.

Outside

Garden: Enclosed by fencing. Predominately laid to lawn. Decking area. Gate to rear. Garden measuring approximately 40 ft in length.

Front: Open plan. Laid to lawn. Pathway to front door. Brick built garage in nearby block plus ample residents' parking.

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



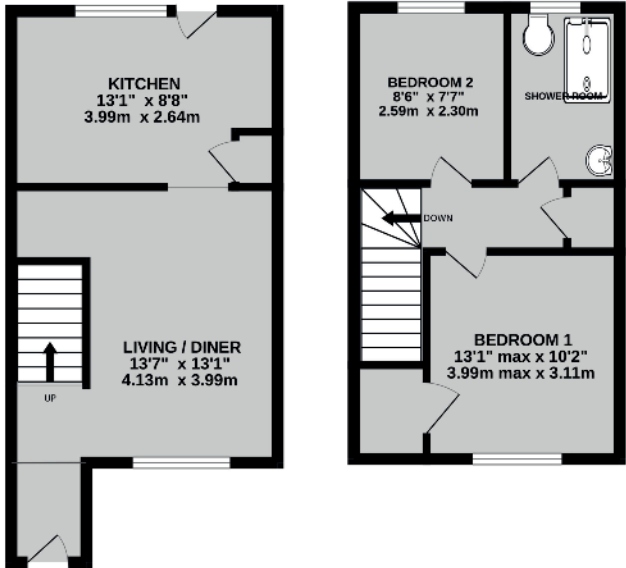
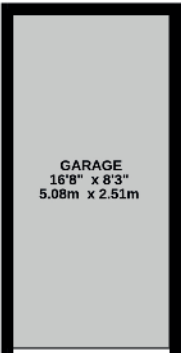




GROUND FLOOR
440 sq.ft. (41.5 sq.m.) approx.

1ST FLOOR
291 sq.ft. (27.0 sq.m.) approx.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



TOTAL FLOOR AREA: 737 sq.ft. (68.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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



30a Horsesham, Banbury,
Oxon OX16 0AA

t: 01295 221100
e: post@stanbra-powell.co.uk

stanbra-powell.co.uk

