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Publication name: ANGUS CLOSE 24, Page: 1



24 Angus Close, Banbury, Oxon OX16 1UQ
£254,000 Freehold

Stanbra Powell
Estate Agents
Valuers
Property Lettings

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A well presented terraced house enjoying cul-de-sac location, complemented by a private rear garden.

Entrance porch | Entrance hall | Kitchen |Living/dining room |Three bedrooms | Bathroom | Gardens to front and rear |Ample communal parking | Double glazed | Gas radiator heating

Located within this popular cul-de-sac nearby many amenities including both primary and secondary schools, a three bedroom terraced house providing well-proportioned accommodation throughout, benefiting from gas central heating, UPVC double glazing and contemporary kitchen and bathroom.

Ground Floor

Double glazed front door leads to **entrance porch** with useful store cupboard.
Walkway through to kitchen.

Kitchen: Stairs rising off to first floor. Stainless steel inset sink unit and drainer. Range of light wood fronted wall and base units. Complementary tiling to splashback areas. Free space and plumbing for washing machine. Space for dishwasher. Space for fridge/freezer. Tiled flooring. Useful store cupboard. Useful understairs storage area. Door through to living/dining room.

Living/dining room: Laminate flooring. Window to rear. Sliding patio doors giving access to the garden.

First Floor

Landing: Access to partly boarded loft via pull down ladder. Airing cupboard housing Baxi gas combination boiler for domestic hot water and central heating.

Bedroom one: Double bedroom to front aspect with fitted wardrobe.

Bedroom two: To rear aspect.

Bedroom three: To rear aspect.

Bathroom: White suite comprising of panelled bath with thermostatic shower unit over, pedestal handbasin and low level WC. Tiling to splashback areas. Extractor fan.

Outside

Rear garden: Low maintenance enclosed by close board fencing giving a good degree of privacy. Areas laid to patio. Areas laid to artificial lawn. Useful brick built storage shed and additional shed. The garden measures approximately 30 ft in length.

Front: Open-plan laid to lawn. Staggered pathway to front door.

Ample communal parking within the cul-de-sac.

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







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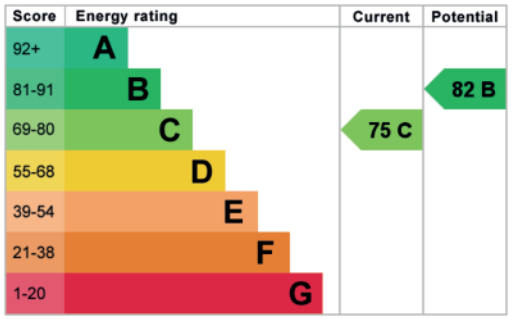




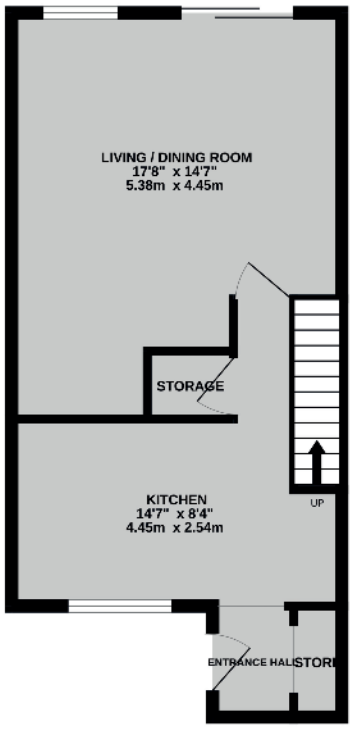




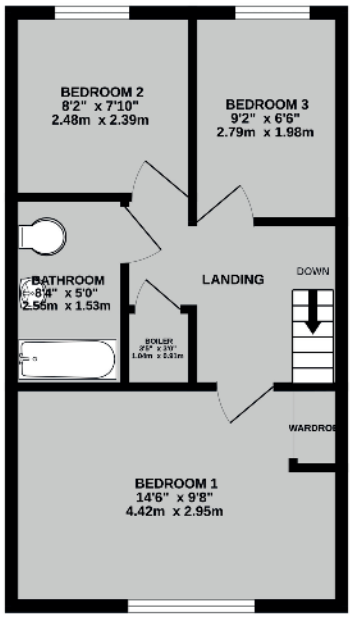
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GROUND FLOOR
410 sq.ft. (38.1 sq.m.) approx.



1ST FLOOR
382 sq.ft. (35.5 sq.m.) approx.



TOTAL FLOOR AREA : 792 sq.ft. (73.6 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

5/6a Horsefair, Banbury,
Oxon OX16 0AA

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

stanbra-powell.co.uk