



64 The Fairway, Banbury, Oxon OX16 0RJ
£289,950 Freehold

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





A semi-detached house offered with no onward chain, providing generous size accommodation throughout.

Entrance hall | Living room | Kitchen/dining room | Rear lobby | Cloakroom/WC | Two outbuildings | Three bedrooms | Bathroom | Generous size rear garden | Block paved driveway to front | Gas radiator heating | UPVC double glazing

Located within close proximity of many amenities, a three bedroom semi-detached house having recently been re-decorated providing excellent size accommodation throughout, complemented by a generous size rear garden.

Ground Floor

Double glazed front door.

Entrance hall: Stairs rising off to first floor. Useful understairs storage.

Living room: Double glazed doors giving access to the garden.

From the hallway door through to kitchen/diner.

Kitchen/dining room: Comprehensive range of white fronted wall and base units. Stainless steel inset sink unit and drainer. Integrated 4 ring gas hob with stainless steel double oven and grill. Further sink unit. Work surface and free space under. Integrated slim-line dishwasher. Space for fridge/freezer. Cupboard housing Glow worm gas boiler for domestic hot water and central heating. Door to rear lobby. Door giving access to garden. Door to useful outbuilding. Door to cloakroom/WC.

First Floor

Landing: Access to loft.

Bedroom one: Dual aspect double bedroom with fitted wardrobes.

Bedroom two: Double bedroom to front aspect with double fitted wardrobe. Airing cupboard housing hot water tank and immersion heater.

Bedroom three: Double bedroom to rear aspect.

Bathroom: White suite comprising of panelled bath with Aqualisa shower unit over, pedestal handbasin and low level WC. All walls are fully tiled.

Outside

Rear garden: Predominantly laid to lawn, enclosed by fencing. Patio area. Outside tap. The garden measures approximately 95 ft in length. Trees and shrubs. Access front to back via wooden gate and pathway. Further brick built outbuilding.

Front: Block paved driveway providing off road parking for two/three vehicles.

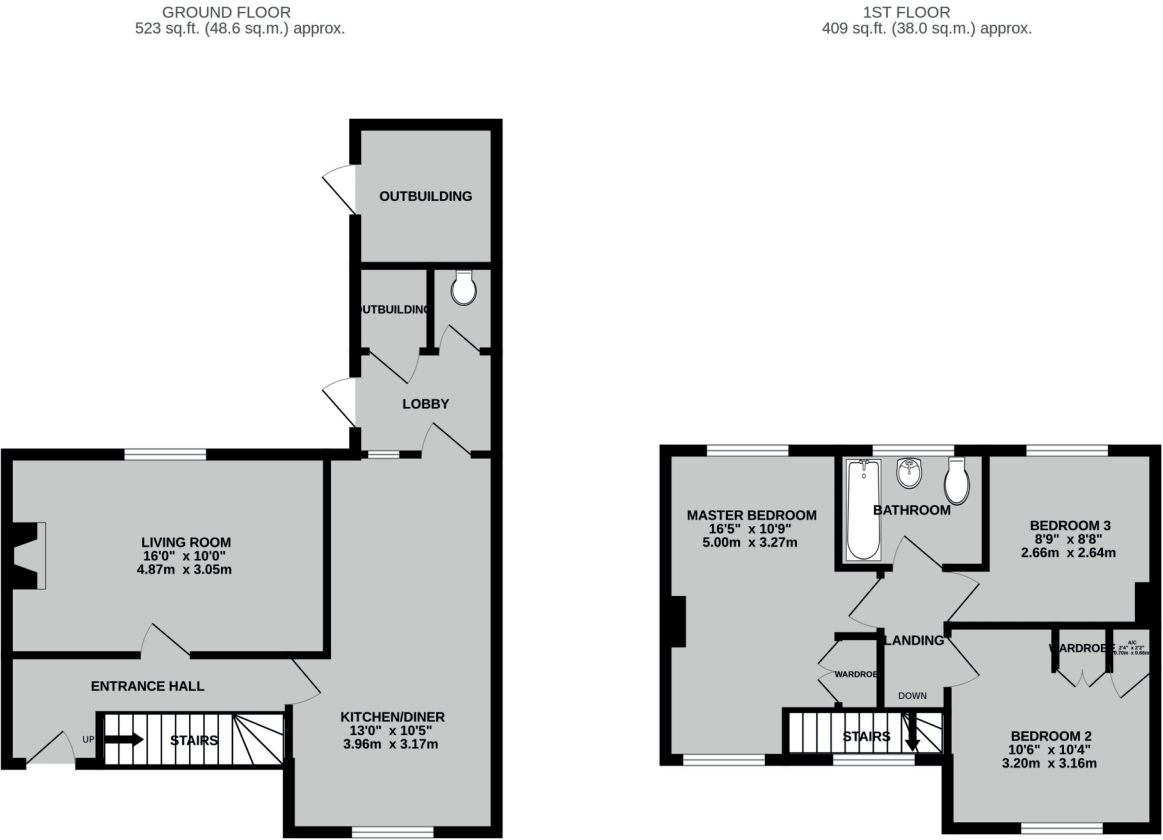
Services: All Council Tax Banding: B
Authority: Cherwell District Council

Directions: From Banbury Cross proceed north to the traffic lights, taking the left turn into the B4100 Warwick Road and after approximately half a mile take the left turn into Orchard Way and continue along this road and take the right turn into The Fairway.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	85 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		



TOTAL FLOOR AREA: 932 sq.ft. (86.6 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



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