



39 Kingsway, Banbury, Oxon OX16 9NX  
£317,500

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





*A well presented semi-detached house located on this sought after area of Banbury within close proximity of many amenities.*

**Entrance porch | Entrance hall | Living room |Rear lobby | Ground floor shower room | Kitchen/breakfast room | Three generous size first floor bedrooms | Large south facing rear garden | Garage | Driveway providing off road parking for several vehicles**

Offered with no onward chain, a generous size three bedroom semi-detached house complemented by a larger than average rear garden, within walking distance of town centre, shops, primary and secondary schools.

### Ground Floor

Double glazed front door.  
**Entrance porch.** Door to entrance hall.

**Entrance hall:** Stairs rising to first floor. Double glazed window to side aspect. Door through to living room.

**Living room:** Feature fireplace with inset living flame electric fire. Useful understairs storage cupboard. Door to rear lobby. Door to kitchen/breakfast room.

**Kitchen/breakfast room:** Comprehensive range of white fronted wall and base units. Ample work surfaces. Integrated 4 ring gas hob with electric oven under, extractor fan over. Bowl and a half inset unit and drainer with free space under. Wall mounted gas boiler for domestic hot water and central heating. Useful store cupboard. Window overlooking garden. Double glazed door giving access to the garden.

**Rear lobby:** Door to useful store cupboard. Door to ground floor shower room.

**Shower room:** Contemporary white suite comprising of shower cubicle with thermostatic shower, handbasin with inset vanity unit and low level WC. All walls are fully tiled. Airing cupboard housing hot water tank and immersion heater. Double glazed window to rear aspect.

### First Floor

**Landing:** Access to loft.

**Master bedroom:** Generous size double bedroom with fitted wardrobes. Window to front aspect.

**Bedroom two:** Double bedroom to rear aspect.

**Bedroom three:** Generous size single bedroom to rear aspect.

### Outside

**South facing rear garden:** Enclosed by fencing and hedgerow. Predominantly laid to lawn. Patio area. Areas laid to plum slate. The garden measures approximately 60 ft in length.

**Front:** Open-plan, laid to lawn with shrubs and bushes.

**Block paved driveway** to the side of the property providing off road parking for several vehicles leading to garage.

**Single garage:** Brick construction with metal up and over door. Access front to back via wooden gate.

### Agents Note

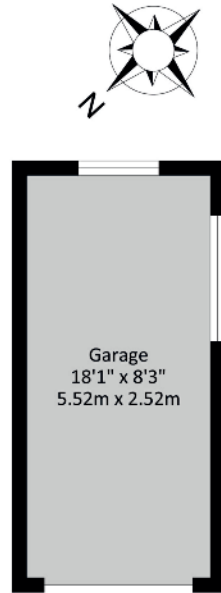
Windows were installed in approximately 2020.  
Gas radiator heating with radiators in all rooms.

Services: All                      Council Tax Banding: C  
Authority: Cherwell District Council  
Directions: From Banbury Cross proceed west along West Bar, taking the left turn into Beargarden Road and first right into Kingsway.

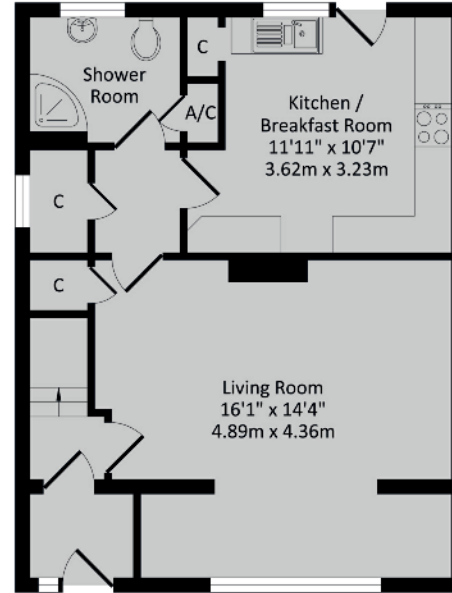




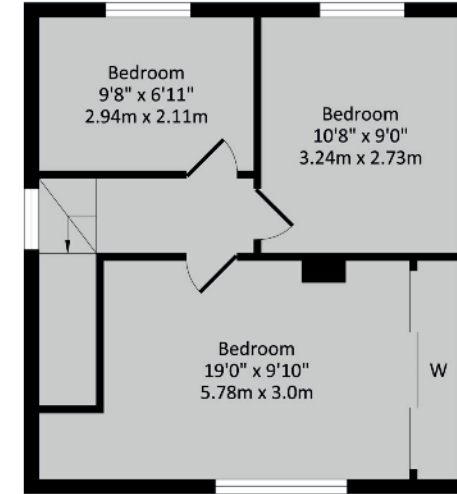
Garage  
 150 sq.ft. (13.90 sq.m.) approx.



Ground Floor  
 478 sq.ft. (44.40 sq.m.) approx.



First Floor  
 394 sq.ft. (36.60 sq.m.) approx.



TOTAL APPROX. FLOOR AREA 1022 sq.ft. (94.90 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		65	75

England & Wales EU Directive 2002/91/EC  
 WWW.EPC4U.COM

**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

