



94 Hillside Close, Banbury, Oxon OX16 9YF  
£259,500 Freehold

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







*An extremely well presented terraced house  
enjoying favoured cul-de-sac location,  
benefiting from conservatory and garage.*

**Entrance hall | Living room | Kitchen | Conservatory | Two  
bedrooms | Shower room | Private rear garden | Garage  
| Parking | Garden to front**

Located on the south side of Banbury within close proximity of many amenities, a two bedroom terraced house having been upgraded by the present vendor to a high specification. The property is complemented by a private rear garden and is within walking distance of amenities including shops, bus routes, primary and secondary schools.

#### Ground Floor

Canopy porch.  
Front door.

**Entrance hall:** Stairs rising to first floor. Door through to living room.

**Living room:** Double glazed window to front aspect. Useful understairs storage cupboard.

**Kitchen:** Recently installed to a high specification comprising of comprehensive range of contemporary integrated handle white fronted wall and base units with complementary work surfaces. Tiling to splashback areas. Stainless steel inset sink unit and drainer. Free space and plumbing for washing machine and slim-line dishwasher. Integrated 4 ring gas hob with extractor over. Integrated stainless steel electric oven. Space for fridge/freezer. Wall mounted Glow worm gas boiler for domestic hot water and central heating. Breakfast bar with seating under. Double doors giving access to conservatory.

**Conservatory:** UPVC construction with Vaulted ceiling. Double glazed doors giving access to the garden.

#### First Floor

**Landing:** Access to loft.

**Bedroom one:** Double bedroom to front aspect. Airing cupboard housing hot water tank and immersion heater.

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

**Shower room:** Contemporary white suite comprising of fully tiled shower cubicle, handbasin with inset vanity unit and low level WC. Tiling to splashback areas. Shaver socket. Recessed spotlights.

#### Agents Note

UPVC double glazing.  
Gas radiator heating with gas radiators in all rooms.

#### Outside

**Rear garden:** Enclosed by close board fencing. Low maintenance laid to patio. Areas laid to shingle. Raised flower beds. Pathway and gate to rear. The garden measures approximately 20 ft in length. Single garage to the rear.

**Single garage:** Prefabricated construction with metal up and over door. **Parking bay in front.**

**Front:** Open-plan, laid to lawn. Pathway to front door.

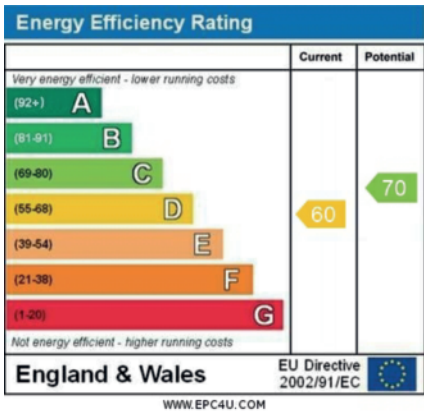
Services: All Council Tax Banding: B  
Authority: Cherwell District Council

**Directions:** From Banbury Cross proceed south along South Bar and into the Oxford Road. Continue on this road passing Sainsbury's Superstore and just before the Bodicote flyover, take the left turn which leads onto Bankside. Take the first left into Chatsworth Drive and continue along this road, passing the shops and proceed down the hill and Hillside Close is on the left hand side.

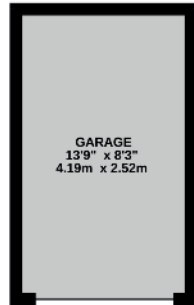




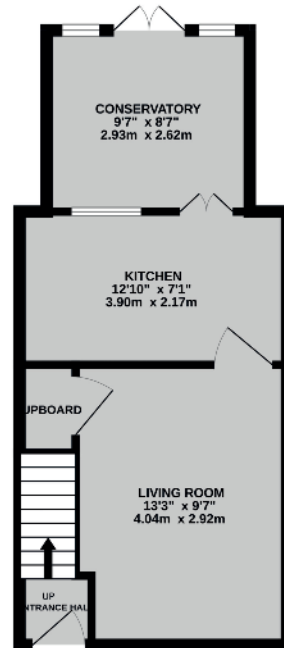




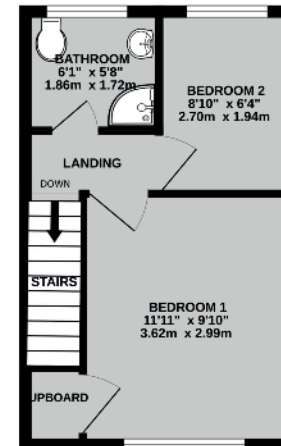
GARAGE  
114 sq.ft. (10.6 sq.m.) approx.



GROUND FLOOR  
342 sq.ft. (31.8 sq.m.) approx.



1ST FLOOR  
260 sq.ft. (24.1 sq.m.) approx.



TOTAL FLOOR AREA : 715 sq.ft. (66.5 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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