



56 Winchelsea Close, Banbury, Oxon OX16 1XQ
£249,950 Freehold

**Stanbra
Powell**

Estate Agents
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Property Lettings





A well presented end of terraced house enjoying a larger than average plot, benefiting from generous size conservatory

Entrance hall | Recently installed kitchen | Living room | Large conservatory | Two bedrooms | Bathroom | Gardens to front and rear | Garage in nearby block | Ample communal parking | Double glazing | Gas radiator heating

Pleasantly overlooking communal green area to front a well presented two bedroom end of terraced house conveniently located within close proximity of many amenities.

Ground Floor

Canopy porch.
Front door.

Entrance hall: Two useful store cupboards. Walkway through to kitchen.

Kitchen: Installed in 2024. Comprising of stainless steel inset sink unit and drainer. Range of contemporary wall and base units. Integrated Zanuzzi induction hob with stainless steel Zanuzzi oven under, extractor over. Space for fridge/freezer. Free space and plumbing for washing machine. Space for slim-line dishwasher. Complementary tiling to splashback areas. Double glazed window to front aspect.

From the hallway door through to living room.

Living room: Laminate flooring. Stairs rising to first floor. Door through to conservatory.

Conservatory: Built of brick and UPVC construction. Radiator. Tiled flooring. Double doors giving access to garden.

First Floor

Landing: Access to loft which has a light connected. Airing cupboard housing Ideal Logic gas combination boiler for domestic hot water and central heating.

Master bedroom: Double bedroom to rear aspect. Fitted wardrobe.

Bedroom two: Single bedroom to front aspect. Fitted wardrobe.

Bathroom: White suite comprising of panelled bath with mixer tap shower over, pedestal hand basin and low level WC. Tiling to splashback areas. Heated towel rail.

Outside

Rear garden: Enclosed by fencing. Predominantly laid to lawn. Small patio area. Hardstanding for two sheds. Access front to back. The garden measures a maximum width of approximately 30 ft x an average depth of 20 ft.

Front: Open-plan laid to lawn. Useful brick built store cupboard. Pathway to front door.

Single garage: In nearby block. Brick built with metal up and over door.

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

Directions: From Banbury Cross proceed east through the High Street and continue into George Street. At the traffic lights, take the left turn into Lower Cherwell Street. At the next set of traffic lights take the right turn over the railway bridge and continue out on the Middleton Road, taking the right turn into Priory Vale Road and Winchester Close is on the right hand side.

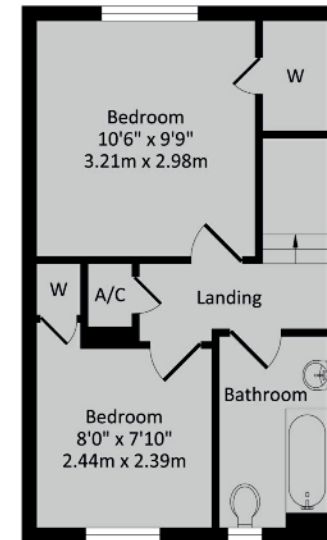
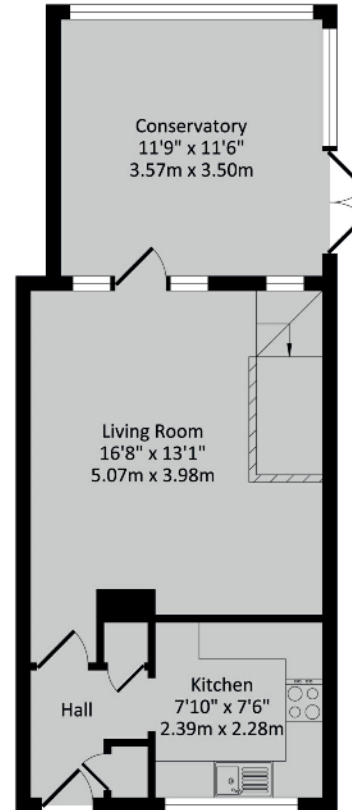
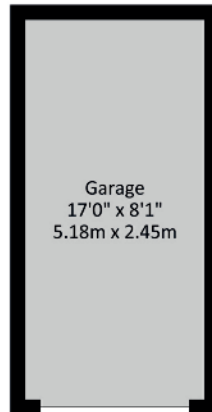




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	77
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
WWW.EPC4U.COM		

Garage 137 sq.ft. (12.70 sq.m.) approx. Ground Floor 438 sq.ft. (40.70 sq.m.) approx.

First Floor 296 sq.ft. (27.50 sq.m.) approx.



TOTAL APPROX. FLOOR AREA 871 sq.ft. (80.90 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.

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.

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