



13 Bettina Crescent, Banbury, Oxon OX16 1FH  
£235,000 Freehold

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





*An end of terrace house providing generous sized accommodation throughout, offered with no onward chain.*

**Entrance hall | Kitchen | Living room | Two bedrooms | Bathroom | Rear garden | Garage | Gas radiator heating | Double glazing**

Enjoying a favoured cul-de-sac location, a two bedroom house complemented by a private rear garden, garage and off road parking. The property has been recently redecorated throughout and benefits from a small additional piece of land to the rear of the garage.

### Ground Floor

**Entrance:** Via composite door to entrance hall. Stairs rising to first floor. Single panel radiator. Understairs storage cupboard.

**Kitchen:** Range of base and eye level units. Roll top work surface. Tiled splashbacks. Built-in sink unit. Built-in oven with four ring gas hob with extractor hood above. Space for fridge/freezer. Space for washing machine. Wall mounted boiler.

**Living/dining room:** Double panel radiator. Gas fire with wooden surround with marble effect inset and hearth. UPVC double glazed window to rear aspect. UPVC double glazed door to rear aspect.

### First Floor

**Landing:** Loft hatch. Doors to all first floor accommodation.

**Bedroom one:** Built-in wardrobes. Single panel radiator. UPVC double glazed window to rear aspect.

**Bedroom two:** UPVC double glazed window to front aspect. Single panel radiator. Built-in wardrobes. Cupboard housing hot water tank.

**Bathroom:** White suite comprising of low level WC, wash hand basin, panel bath with electric shower over. Tiled splashbacks. Vinyl flooring. UPVC double glazed window to side aspect.

### Outside

**Front:** Steps down to front door. Gated side access. Cupboard.

**Private east facing garden:** Paved patio area. Mostly laid to lawn with flower and shrub borders. Pathway to hardstanding to rear. Enclosed by timber panel fencing and retaining wall. 40 ft in length.

**Garage:** Pitched roof, in a block to the side of the property with parking for approximately two/three vehicles.

To the rear of the garage is a gate leading to an additional piece of land measuring approximately 50 ft x 10 ft.

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

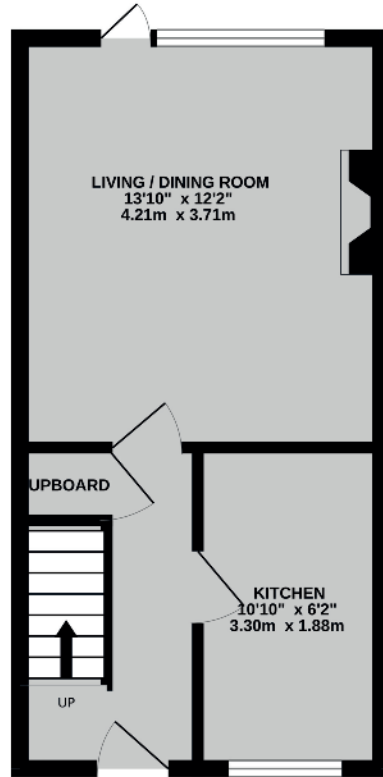
**Directions:** From Banbury Cross proceed north to the traffic lights, taking the left turn into the B4100 Warwick Road. Continue to the large roundabout (approx. one mile) and turn right into Highlands. Continue for approximately a quarter of a mile and Rosedale Avenue can be found on the left and Bettina Crescent is the first on the right.



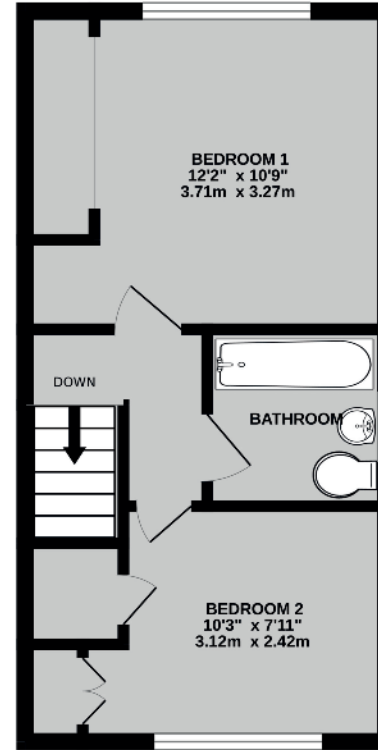




GROUND FLOOR  
295 sq.ft. (27.5 sq.m.) approx.



1ST FLOOR  
300 sq.ft. (27.9 sq.m.) approx.



TOTAL FLOOR AREA : 595 sq.ft. (55.3 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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