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Publication name: WELLINGTON AVENUE 63 NEW, Page: 1

63 Wellington Avenue, Banbury, Oxon OX16 3QL
£260,000

Stanbra Powell
Estate Agents
Valuers
Property Lettings

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An extremely well presented two bedroom home close to the town centre and train station.

Entrance porch |Living room | Refitted kitchen/Dining room | Two double bedrooms | Refitted bathroom | Pleasant rear garden| Single garage| Driveway and parking.

Located within easy walking distance of the town centre, train station and many other amenities is this beautifully presented two bedroom property which benefits from living room, refitted kitchen/dining room, two good sized double bedrooms, refitted shower room, pleasant rear garden, single garage, driveway, and additional parking.

Ground Floor

Access via UPVC double glazed door to entrance porch with tiled flooring. Fuse box. Door to living room.

Living room: Good sized living room with tiled flooring, UPVC double glazed window to the front aspect. Wall mounted radiator. Stairs rise to first floor. Opening through into refitted kitchen.

Kitchen/dining room: A range of modern base and eye level units, laminate worktop. Built in appliances include oven, 4 ring electric hob and extractor and one and a half bowl sink unit. Space for washing machine and under counter fridge. Tiling splashback areas. Tiled flooring. Space for dining table and chairs. Wall mounted radiator. UPVC double glazed door leads to rear patio. Double glazed window overlooks rear garden. Cupboard housing Worcester Combination boiler fitted in 2022.

First Floor

Landing: Access to all first floor accommodation. Loft hatch. Airing cupboard with additional shelving.

Bedroom one: Good sized double bedroom with UPVC double glazed window overlooking rear garden. Wall mounted radiator. Built-in wardrobe.

Bedroom two: Good sized double bedroom with UPVC double glazed window to the front aspect. Radiator.

Shower room: Refitted in 2025, three piece white suite comprising low level WC, wash hand basin with built in storage underneath, double shower cubicle with rainfall shower over, and additional shower attachment. Fully tiled walls. Tiled flooring. Wall mounted heated towel rail. Extractor fan. Sunken spotlights.

Outside

Front: Block paved driveway for one vehicle.

Rear garden: Paved patio area which was re-laid in 2024. The rest of the garden is mostly laid to lawn with pathway to the rear. Flower and shrub border on one side. To the rear of the garden is a secondary patio seating area. The garden is enclosed by mostly timber panel fencing. Outside tap. Access to the garage.

Brick built single garage with metal up and over door, power and light connected.

There is also parking in front of the garage.

Agents Note

New windows have been fitted by the current owners in 2023.

Services: All Council Tax Banding: B
Authority: Cherwell District Council
Directions: From Banbury Cross proceed east through the High Street and upon reaching the T junction turn left into Lower Cherwell Street, immediately right over the railway bridge and after passing the railway bridge take the first left turn at the traffic lights into Waterloo Drive which proceeds into Wellington Avenue.

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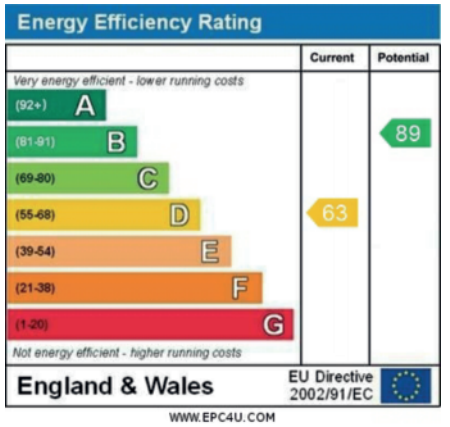
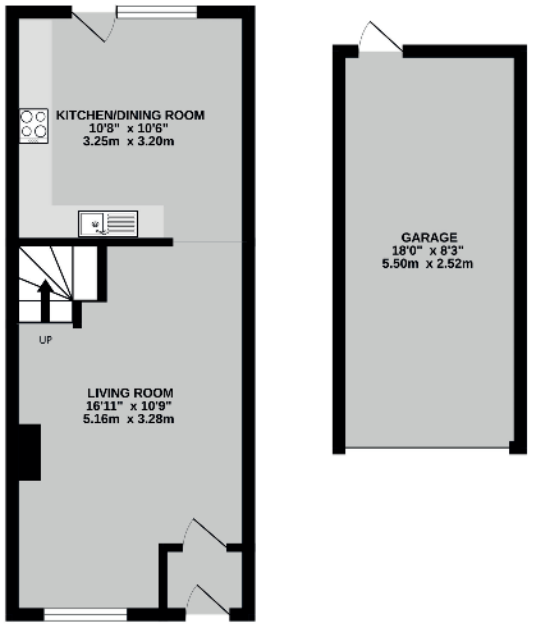
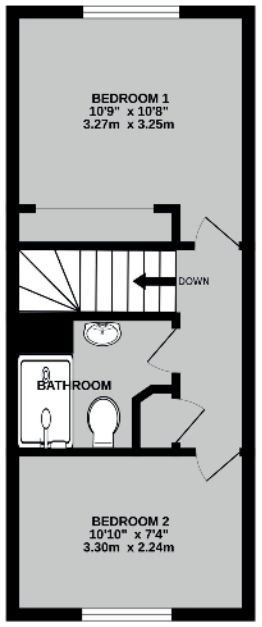


GROUND FLOOR
441 sq.ft. (41.0 sq.m.) approx.



1ST FLOOR
291 sq.ft. (27.0 sq.m.) approx.



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TOTAL FLOOR AREA : 732 sq.ft. (68.0 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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