



2 Millwright Close, Banbury, Oxon OX16 0RU
Guide Price £179,950 Freehold

Stanbra
Powell

Estate Agents
Valuers
Property Lettings

One bedroom barn conversion.

Living/dining room | Kitchen | Bedroom | Shower room |
Driveway | Allocated parking | Gas Central Heating

Located within an easy walking distance of the town centre and railway station is this charming one bedroom stone built property which forms part of a barn conversion development. The property benefits from living/dining room, kitchen, good sized double bedroom, shower room, and driveway. This property is offered for sale with no onward chain.

Ground Floor

Access via front door to living/dining room.

Living/dining room: Space for table and chairs and sofa suite. Double glazed wooden window to the front aspect with a storage cupboard under. Two radiators. Stairs rising to first floor.

Kitchen: Range of base and eye level units. Laminate worktop. Double glazed window overlooks neighbouring garden. Spotlights. Exposed beam through living room and kitchen area and partial dividing wall with single glazed wooden frame window. Large under stairs cupboard houses Worcester combination boiler (fitted in 2024) plus space and plumbing for washing machine.

First Floor

Landing: Double glazed window to the rear. Doors to first floor accommodation.

Shower room: Three piece white suite comprising low level WC, wash hand basin, single shower cubicle with shower over. Tiling splashback areas. Radiator. Extractor fan.

Bedroom: Spacious double bedroom with double glazed window to the front aspect. Overstairs storage cupboard. Access to loft. Radiator.

Outside

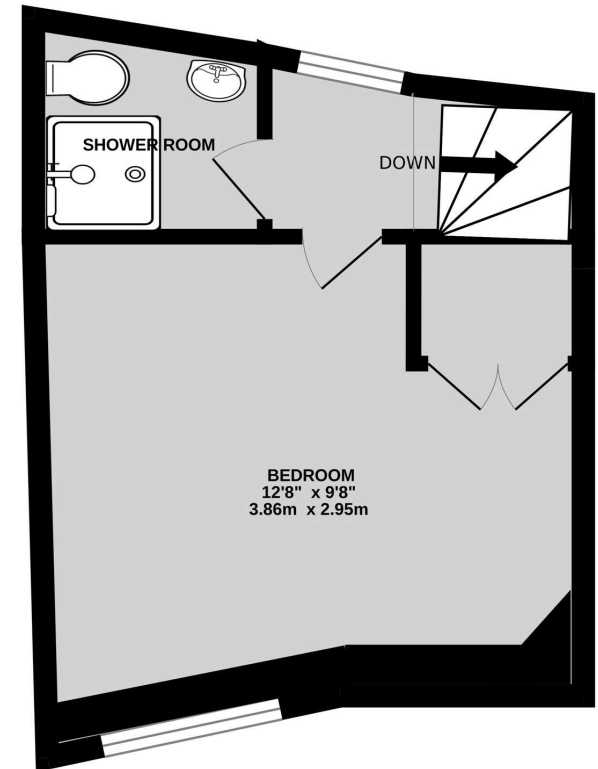
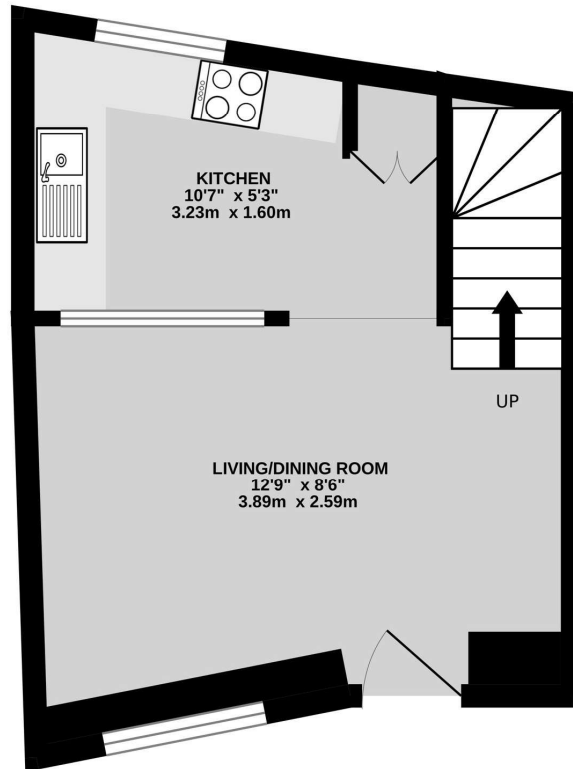
Front: Shingle driveway for one vehicle, either side is a low level stone wall. Additional allocated parking for one vehicle can be found in the car port opposite.



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

Directions: From Banbury Cross proceed north to the third set of traffic lights, taking the left turn into the Warwick Road. Continue along this road and upon passing the garage on the left hand side, turn immediately left and left again into Millwright Close.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		92
(81-91) B		
(69-80) C	72	
(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		

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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