



14 Avenue Road, Banbury, Oxon OX16 4RB  
£255,000

Stanbra  
Powell

Estate Agents  
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Property Lettings







*A well presented three storey town house offered with no onward chain.*

**Living room | Separate dining room | Kitchen | Two first floor bedrooms | Bathroom | Double bedroom to second floor | UPVC double glazing | Gas central heating | Rear garden | Small garden to front**

Providing well-proportioned accommodation throughout a well presented three bedroom red brick terraced house conveniently located on the east side of Banbury within close proximity of many amenities.

#### Ground Floor

Front door.

**Living room:** Window to front aspect. Door through to dining room.

**Dining room:** Stairs rising off to first floor. Useful understairs storage cupboard. Door through to kitchen.

**Kitchen:** Range of white fronted wall and base units. Inset sink unit and drainer. Free space and plumbing for washing machine. Space for fridge/freezer. Integrated 4 ring gas hob with electric oven under. Tiling to splashback areas. Double glazed window to side aspect. Door giving access to garden.

#### First Floor

**Landing:** Stairs rising off to second floor. Door to bedroom two.

**Bedroom two:** Double bedroom to front aspect. Feature fireplace. Double glazed window to front.

**Bedroom three:** Generous single bedroom to rear aspect. Double glazed window.

**Bathroom:** White suite comprising of panelled bath with thermostat shower unit over, low level WC and pedestal hand washbasin. Cupboard housing gas boiler for domestic hot water and central heating. Heated towel rail. Double glazed window to rear.

#### Second floor

**Landing** with Velux window. Useful storage area. Door to master bedroom.

**Master bedroom:** Double bedroom to front aspect. Feature fireplace. Access to loft.

#### Outside

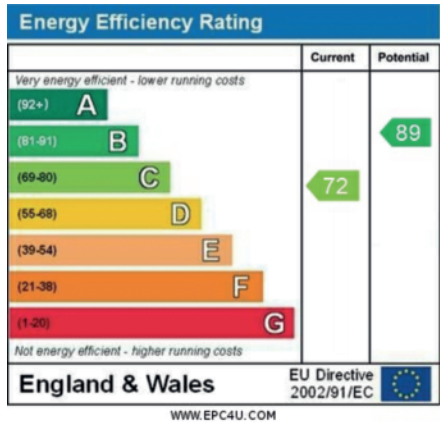
**Rear garden:** Outside tap. Outside WC. Patio area with timber pergola. Outside power points. Outbuilding. Area laid to lawn, enclosed by fencing. Hardstanding for shed to rear. Rear access point via pedestrian gate. The garden measure approximately 60 ft in length.

Small enclosed **front garden** with brick walling to boundaries. Pathway to front door.

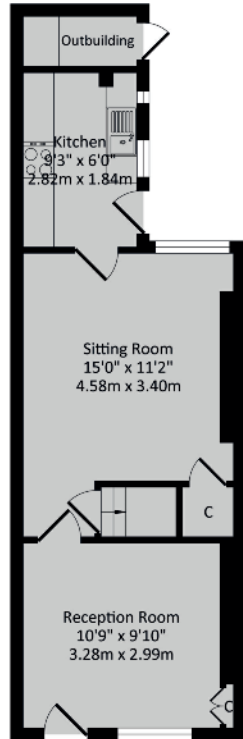
Services: All  
Authority: Cherwell District Council  
Council Tax Banding: A  
Directions: From the Middleton Road take the right turn to Howard Road just before Tesco Express, first right into Avenue Road. The property can be found on the right hand side.



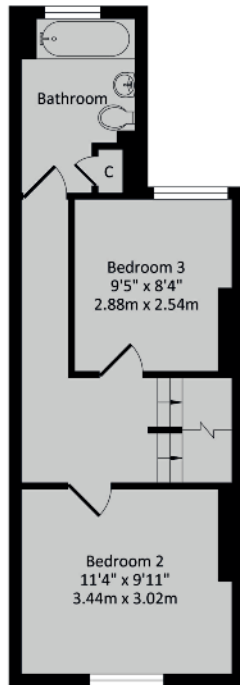




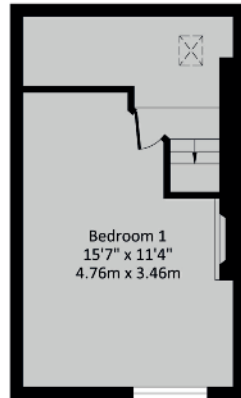
Ground Floor  
356 sq.ft. (33.10 sq.m.) approx.



First Floor  
339 sq.ft. (31.50 sq.m.) approx.



Second Floor  
220 sq.ft. (20.40 sq.m.) approx.



TOTAL APPROX. FLOOR AREA 915 sq.ft. (85.0 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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Viewing: Through appointment with Stanbra Powell

