



20 Lime Avenue, Banbury, Oxon OX16 9BU  
£305,000 Guide Price

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Property Lettings





## *A spacious three bedroom, semi detached home close to many amenities.*

**Entrance hallway | Living room | Dining Room | Kitchen | Out building | Downstairs cloakroom/utility | Three good sized bedrooms | Bathroom | Good sized south facing rear garden | Driveway | Garage | Gas central heating | Double glazing | No onward chain**

Located within easy walking distance of the Town Centre, Train Station and many other amenities is this three bedroom semi detached home. The property benefits from three well proportioned bedrooms, two reception rooms, as well as a kitchen, downstairs cloakroom/Utility, outbuilding and a good sized rear garden. This property is up for sale with no onward chain.

### **Ground Floor**

Access via a composite door leading to:

**Entrance Hallway:** Two uPVC double glazed windows to the front aspect. Wall mounted radiator, stairs rising to first floor and under stairs storage cupboard housing a modern, metal trip switch fuse box. Doors to all ground floor accommodation.

**Dining room:** uPVC double glazed window to the front aspect, fireplace, wall mounted radiator.

**Living room:** A spacious living room with two uPVC double glazed windows overlooking the rear garden. Gas fire and wall mounted radiator. The gas fire in the living room is not currently working.

**Kitchen:** Tiled flooring, wall mounted radiator, uPVC double glazed windows to side and rear aspects, larder cupboard with window to side aspect, base and eye level units, tiling to splashback areas, built-in sink unit. uPVC double glazed door leads to

**Rear Lobby:** Two double glazed doors leading to rear and front gardens. Access to

**Cloakroom/Utility:** Wall mounted radiator, uPVC double glazed obscure window to the side aspect. Space and plumbing for washing machine. Low level wc, wash hand basin.

**Storage room:** With uPVC double glazed window overlooking the rear garden.

### **First Floor**

**Landing:** uPVC double glazed window to side aspect with a pleasant view over rooftops. Access to loft. Airing cupboard housing Viessmann combi boiler. Further shelving. Doors to all first floor accommodation.

**Bedroom one:** Good sized double bedroom with original fireplace, original built-in storage cupboard. Two uPVC double glazed windows overlooking the rear garden and a wall mounted radiator.

**Bedroom two:** Good sized double bedroom with uPVC double glazed windows to the front aspect. Original fireplace, wall mounted radiator.

**Bedroom three:** Single bedroom with uPVC double glazed window to the front aspect, wall mounted radiator and storage over stair bulk head.

**Bathroom:** Currently a wet room set up with low level WC, wash hand basin, electric shower over wet room flooring, wall mounted radiator, uPVC double glazed obscured windows to front and side aspects. Tiling to splashback areas.

### **Outside**

**Front:** Large frontage with lots of mature flower beds and shrubs with a tarmac driveway leading to a single garage. Steps lead up to a pathway to the front door.

**Rear garden:** A pleasant south facing aspect measuring approximately 52 feet x 70 feet at its widest point. Stepping out onto a decked seating area. The rest of the garden is mostly pathways intertwined with mature flower beds. The garden is enclosed mostly by wire and timber panel fencing. There is a storage shed and a garage.

**Garage:** measuring approximately 15 ft 7 x 8 ft 9. Built of prefabricated concrete construction with an asbestos roof, metal up and over door.

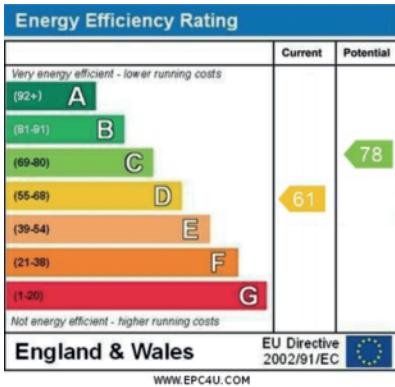
**Agents Note:** Many properties in the area have been extended at the rear and to the side. This property certainly offers potential to do the same (subject to necessary Planning Permissions)

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

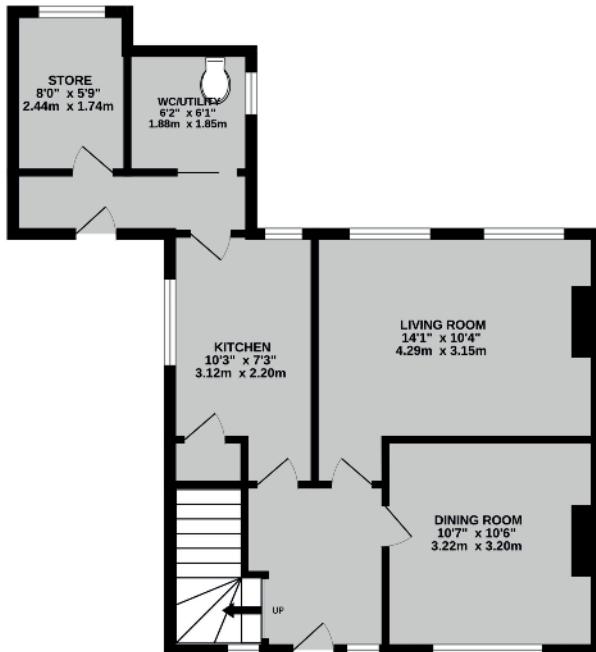
**Directions:** From Banbury Cross proceed south on the Oxford Road and at the traffic lights just past the Horton General Hospital, turn left into Hightown Road and Lime Avenue is a turning off on the right.



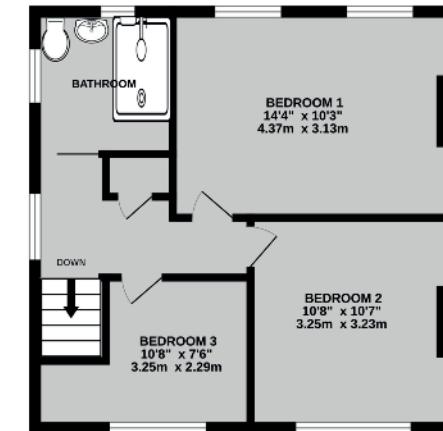




GROUND FLOOR  
554 sq.ft. (51.5 sq.m.) approx.



1ST FLOOR  
435 sq.ft. (40.4 sq.m.) approx.



TOTAL FLOOR AREA : 989 sq.ft. (91.9 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 marketing 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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