



1A Orchard Close, Banbury, Oxon OX16 0HW  
£235,000 Freehold

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





*An individually built two bedroom end of terraced house enjoying a cul-de-sac location, offered with no onward chain.*

Entrance hall | Cloakroom | Open plan living/kitchen/diner | Two first floor double bedrooms | Bathroom | Enclosed garden | Driveway for two vehicles | UPVC double glazing | Gas radiator heating

Providing well proportioned ground floor accommodation and having two first floor double bedrooms, a well presented house located within walking distance of the town centre and further amenities. The property was built in 2018.

### Ground Floor

Front door.

**Entrance hall:** Stairs rising off to first floor. Useful understairs storage cupboard. Door giving access to; **Cloakroom:** White suite comprising of wall mounted hand basin with tiling to splashback areas and low level WC. Tiled flooring.

**L-shaped open plan kitchen/living/diner:** Laminate flooring throughout the room. Kitchen area comprises of stainless steel inset sink unit and drainer. Range of ivory fronted wall and base units. Complementary tiling to splashback areas. Work surface and free space for washing machine. Space and plumbing for slim-line dishwasher. Integrated four ring electric hob with stainless steel canopy extractor over. Electric oven. Space for fridge freezer. Cupboard housing Worcester gas combination boiler for domestic hot water and central heating. Recessed spotlights.

**Living area:** Casement doors giving access to the garden.

### First Floor

**Landing:** Access to loft.

**Master bedroom:** Double bedroom to front aspect with fitted wardrobe.

**Bedroom two:** Double bedroom with window overlooking garden.

**Bathroom:** White suite comprising of panelled bath with Mira shower unit over. Hand basin with inset vanity unit. Low level WC. Tiling to splashback areas. Heated towel rail. Window to rear.

### Outside

**Rear garden:** Fully enclosed by close board and fencing. Predominately laid to lawn. Small patio area. Access front to back. Access to front via gate. Access to driveway via gate.

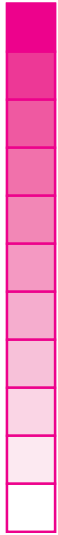
**Driveway** providing parking for two/three vehicles.

### Agents Note

The Worcester boiler has a manufacturers guarantee which ends on 31/5/2026.

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

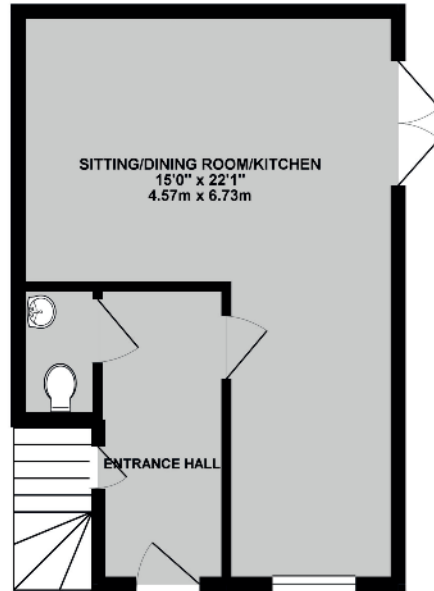
**Directions:** From Banbury Cross proceed west along West Bar and continue onto the Broughton Road. At the large roundabout take the third exit onto Woodgreen Avenue. Continue over the next roundabout leading onto Orchard Way and Orchard Close can be found on the left hand side.



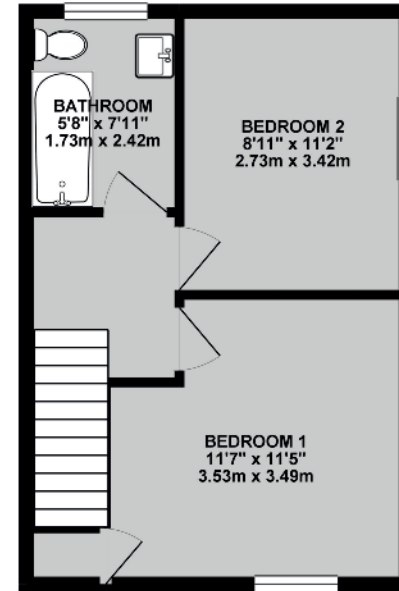




GROUND FLOOR 319.18 sq. ft.  
( 29.65 sq. m. )



1ST FLOOR 339.57 sq. ft.  
( 31.55 sq. m. )



TOTAL FLOOR AREA : 658.75 sq. ft. ( 61.20 sq. m. ) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms, wall-to-room 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 availability 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.

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