



20 Green Lane, Banbury, Oxon OX16 9HD
£220,000 Freehold

**Stanbra
Powell** Estate Agents
Valuers
Property Lettings





Immaculately presented one bedroom home close to many amenities.

Entrance hallway | Refitted kitchen | Living room | Conservatory | Large double bedroom | Refitted bathroom | Pleasant rear garden | Driveway

Located within an easy reach of the town centre, railway station, and many other amenities, this immaculately presented one bedroom home benefits from driveway for two vehicles, refitted kitchen, living room, conservatory with a solid roof, good sized bedroom, refitted bathroom and landscaped rear garden.

Ground Floor

Tandem entrance via UPVC double glazed door to entrance hallway.

Entrance hallway: Doors to all ground floor accommodation. Wall mounted fuse box.

Kitchen: Refitted by the current owner with a range of white base and eye level units, a laminate wood effect worktop, built-in sink unit, oven, gas hob, and extractor space, and plumbing for washing machine, slim-line dishwasher and fridge freezer. Tiled splash back areas. UPVC double glazed window overlooks the front garden.

Living room: Spacious living area with stairs rising to first floor. Radiator. UPVC double glazed double doors into conservatory.

Conservatory: Built of UPVC and brick construction with a solid roof. Windows on all sides and double doors opening up onto the rear garden.

First Floor

Landing: Access to loft with pull-down ladder light and partially boarded. Doors to all first floor accommodation. Large storage cupboard

Bathroom: Refitted three-piece white suite comprising low-level WC, wash hand basin, panel bath with electric shower over, and traditional style heated towel rail. Tiling to splashback areas. Velux-window.

Main bedroom: Large double bedroom with UPVC double glazed window overlooking the rear garden, radiator, over stairs storage covered with shelving and housing Worcester boiler. Worcester combi boiler installed in 2024.

Outside

Front: Mostly laid to lawn, with parking for two vehicles.

Rear garden: The rear garden steps out onto a paved patio area with a south-facing aspect. Steps lead to the main part of the garden, which is mostly laid to lawn, with a pathway leading to rear access. The garden is enclosed by timber panel fencing and has a hardstanding for a shed.

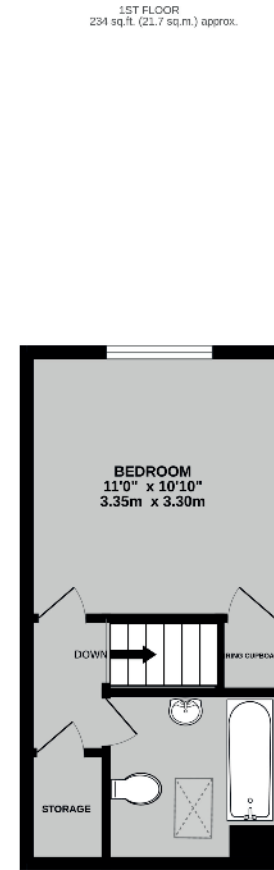
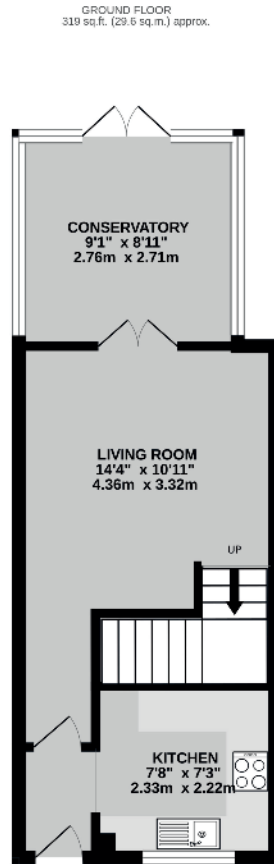
Services: All Council Tax Banding: B
Authority: Cherwell District Council

Directions: From Banbury Cross proceed south on the Oxford Road and upon reaching the Horton General Hospital, turn left into Hightown Road, taking the third left turn into Green Lane.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		



TOTAL FLOOR AREA: 552 sq.ft. (51.3 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The plan is for guidance purposes only and should be used as a guide by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency on or after completion.
 Made with Homeplan 6.3.206

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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