



58 Kingerlee Road, Banbury, Oxon OX16 1HF  
55% Shared Ownership £151,250

**Stanbra  
Powell**

Estate Agents  
Valuers  
Property Lettings





*A property that must be viewed to be appreciated, an extremely spacious and well laid out two bedroom modern terraced home to the north of Banbury on a recently built development close to local shops, schools and amenities with good routes into Banbury. The property is being sold as Shared Ownership 55% share with potential to purchase 100% outright in the future.*

**Entrance hall | Kitchen/breakfast room | Living/dining room | Cloakroom | Two double bedrooms | Bathroom | Rear garden | Two tandem parking spaces**

### Ground Floor

Obscured part glazed door leading to large and spacious entrance hall.

**Entrance hall:** Radiator. Large understairs storage area. Large understairs storage cupboard. Door leading to kitchen/breakfast room, living room and cloakroom.

**Kitchen/breakfast room:** Large double glazed window to front aspect. Modern kitchen fitted with a range of base and wall mounted units with work surface over. Stainless steel one and a half sink unit and drainer. Integrated oven, gas hob and extractor with glass splashback. Space for upright fridge/freezer and washing machine. Vinyl flooring. Radiator. Corner cupboard and work surface.

**Living/dining room:** Which spans the length of the property. Full glass double glazed door offering lots of light leading to patio area. Double glazed window. This room can be comfortably segregated into two areas for living and dining or just used as one living area. The current owners use the room as two areas. Radiator.

**Cloakroom:** White suite comprising of low level WC, pedestal wash handbasin with tiled splashbacks. Radiator. Extractor fan. Vinyl flooring.

### First Floor

**Spacious landing** with access to loft. Radiator. Doors leading to both double bedrooms and family bathroom.

**Bedroom one:** Large double bedroom with two double glazed windows to front aspect. Recess for wardrobe. Current owners have double bed as well as dressing table, bedside tables and wardrobes accommodated in this room.

**Bedroom two:** Large double bedroom with double glazed window to rear aspect overlooking garden. Radiator.

**Bathroom:** White suite comprising of pedestal wash handbasin with tiled splashbacks, low level WC and panelled bath with shower screen and mixer shower over. Modern tile splashbacks. Heated towel rail. Extractor fan. Vinyl flooring.

### Outside

**Front:** Paved patio pathway leading to front door, the remainder is laid to lawn with hedge privacy borders.

**Rear garden:** Enclosed by panel fencing. A well-proportioned and surprisingly large garden for a two bedroom mid-terraced house. Predominately laid to lawn with small paved patio area. Paved patio walkway to side gated access this leads to allocated parking.

**Two tandem parking spaces** for number 58 which will be clearly shown on the deeds.

### Agents Note

The Shared Ownership company is Sage Homes. 120 Years remain on the lease. Rent is approximately £354.50 per calendar month which includes insurance and maintenance.

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

**Directions:** Turning left on the Warwick Road past the roundabout onto Grenville Road follow this road and take 2nd right turn. Follow road round all the way to the end and then turn left and the property can be found on the left hand side.

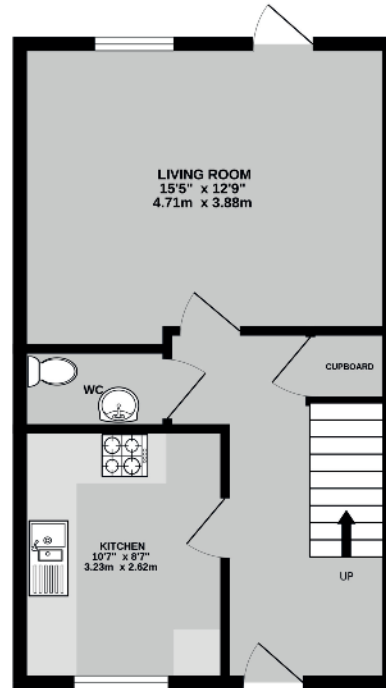




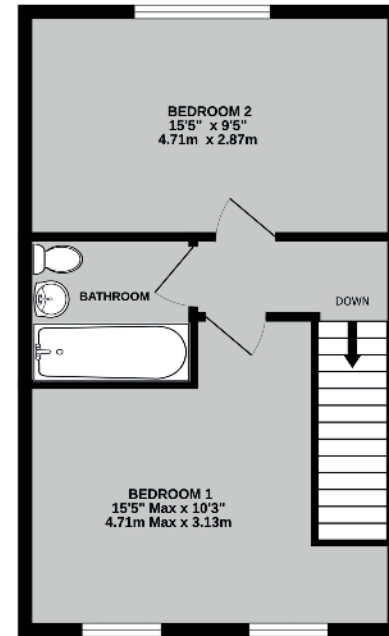


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)		97
A		
(81-91)	85	
B		
(69-80)		
C		
(55-68)		
D		
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC WWW.EPC4U.COM		

GROUND FLOOR  
 412 sq.ft. (38.3 sq.m.) approx.



1ST FLOOR  
 399 sq.ft. (37.1 sq.m.) approx.



TOTAL FLOOR AREA: 812 sq.ft. (75.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. 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.  
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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



5/6a Horsefair, Banbury,  
 Oxon OX16 0AA

t: 01295 221100

e: post@stanbra-powell.co.uk

stanbra-powell.co.uk

