



55 Canterbury Close, Banbury, Oxon OX16 4FE
£269,950

**Stanbra
Powell** Estate Agents
Valuers
Property Lettings





An immaculate semi detached house complemented by a larger than average rear garden, enjoying cul-de-sac location.

Recessed porch | Entrance hall | Living room | Dining area | Kitchen | Two first floor bedrooms | Shower room | Generous size rear garden | Garden to front | Garage | Driveway

Providing well balanced size accommodation throughout, an extremely well presented two bedroom semi detached house benefiting from garage and driveway. Offered with no onward chain.

Ground Floor

Canopy porch with useful store cupboard leads to front door.

Front door leads to **entrance hall**. Door through to living room.

Living room: Solid oak flooring. Double glazed window to front aspect. Useful recess understairs storage. Thermostat for heating. Walkway through to dining area.

Dining area: Matching solid oak flooring. Double glazed doors giving access to garden. Archway through to kitchen.

Kitchen: Range of contemporary integrated handle wall and base units with complementary tiling to splashback areas. Oak work surfaces. Worcester gas boiler for domestic hot water and central heating. Integrated fridge/freezer. Integrated 4 ring electric hob with electric oven under. Extractor fan. Integrated washing machine. Solid oak flooring. Window overlooking garden.

First Floor

Landing: Access to loft. Double glazed window to side aspect.

Bedroom one: Double bedroom to front aspect. Range of fitted wardrobes. Further single wardrobe.

Bedroom two: Single bedroom to rear aspect.

Shower room: Fitted to a high specification. Double width shower cubicle with rainfall shower head plus hand held shower. Handbasin with inset vanity unit. Low level WC. Tiling to splashback areas. Heated towel rail. Tiled flooring.

Agents Note

All internal doors are solid oak.
Windows are double glazed.

Outside

Rear garden: Enclosed by fencing. Predominately laid to lawn. Patio area. Raised shingle area. Flowers, shrubs and bushes. Access front to back via wooden gate. The garden measures approximately 65 ft in length.

Front: Open-plan, laid to lawn. Pathway to front door.

The property benefits from a nearby **single garage** with metal up and over door. Pitched roof.

Driveway providing off road parking for one vehicle.

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

Directions: From Banbury Cross proceed east through the High Street and into George Street; continue to the main traffic lights and turn left into Lower Cherwell Street. At the traffic lights turn right onto the railway bridge. Continue onto the Middleton Road until reaching the large roundabout then turn right onto Ermont Way. At the next large round-about take the third exit left into Overthorpe Road and right into Westminster Way and Canterbury Close is the second turning on the right.



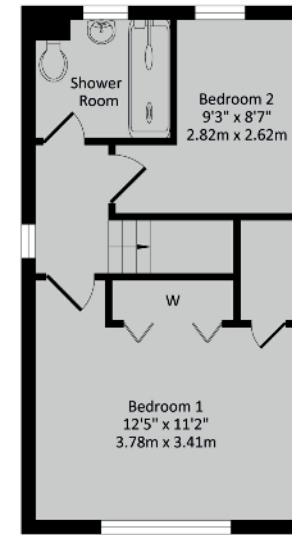
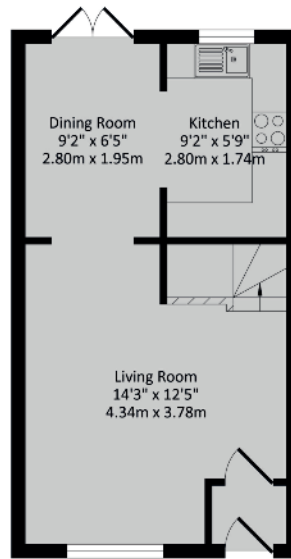
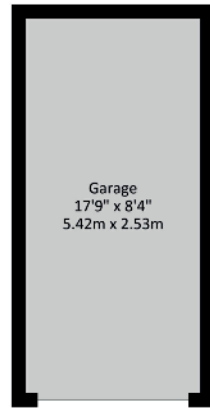




Garage
147 sq.ft. (13.70 sq.m.) approx.

Ground Floor
295 sq.ft. (27.40 sq.m.) approx.

First Floor
295 sq.ft. (27.40 sq.m.) approx.



TOTAL APPROX. FLOOR AREA 737 sq.ft. (68.50 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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