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Publication name: BOXHEDGE TERRACE 9, Page: 1



9 Boxhedge Terrace, Banbury, Oxon OX16 0BX
£250,000 Freehold

Stanbra Powell
Estate Agents
Valuers
Property Lettings

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Immaculately presented two bedroom character property.

Entrance hall |Living room |Dining room | Kitchen |Utility |Two bedrooms | Bathroom |Rear garden |No onward chain

Located within easy walking distance of the town centre and many other amenities is this well presented two bedroom terraced home. The property benefits from two reception rooms, kitchen, utility room, two bedrooms, bathroom, and a pleasant rear garden, and is offered for sale with no onward chain.

Ground Floor

Entrance via UPVC double glazed door to **entrance hall,** through into living room.

Living room: UPVC double glazed window to the front aspect. Wall mounted radiator. Open fire with wooden surround. Picture rails. Cupboard housing the fuse box. Through into dining room.

Dining room: Understairs storage cupboard. Ample space for a dining table and chairs. Wall mounted radiator. Stairs rising to the first floor. UPVC double glazed window looks into the utility area. Door to the kitchen.

Kitchen: A range of base and eye level units with hardwood worktops, built-in oven, four ring gas hob with extractor hood above, space for under-counter fridge, built-in stainless steel sink unit and tiling to splashback areas. UPVC double glazed window into utility. UPVC double glazed door leads to utility room.

Utility room: A range of base and eye level units, space and plumbing for a washing machine, tumble dryer and dishwasher, as well as under-counter freezer. Polycarbonate roof with timber frame. Storage cupboard housing combination boiler. Double doors lead to rear garden.

First Floor

Landing: Access to all first floor accommodation. Loft hatch.

Bedroom one: Spacious double bedroom with UPVC double glazed window to the front aspect. Wall mounted radiator. Useful overstairs storage cupboard.

Bathroom: Refitted three piece white suite comprising low level WC, wash hand basin,panel bath with rainfall shower-head over and separate shower attachment. Fully tiled walls and flooring. Wall mounted heated towel rail. New UPVC double glazed obscured window to the rear aspect.

Bedroom two: Single bedroom with UPVC double glazed window overlooking rear garden. Wall mounted radiator.

Outside

Front: Steps lead to the front door. The rest of the front garden is mostly laid to plum slate. There is an original wall to the front.

Rear garden: West facing aspect. Stepping out onto a pathway, this is used by neighbouring properties as a right of way. Steps lead up to the main part of the garden, where there is a path leading to the rear. The rest of the garden is mostly laid to lawn with flower and shrub borders. To the rear of the garden is a decked seating area, hardstanding for a shed. The garden is enclosed mostly by timber panel fencing.

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

Directions: From Banbury Cross proceed north to the main traffic lights at the crossroads, taking the left turn into the Warwick Road. Continue along this road and Boxhedge Road is the third left turn by the garage.







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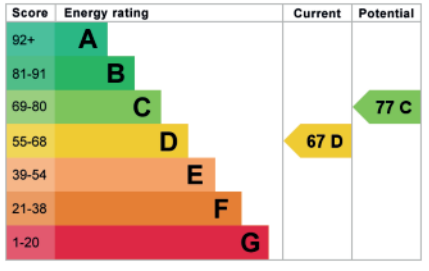


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Ground Floor
457 sq.ft. (42.50 sq.m.) approx.

First Floor
301 sq.ft. (28.0 sq.m.) approx.





TOTAL APPROX. FLOOR AREA 758 sq.ft. (70.50 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.

Viewing: Through appointment with Stanbra Powell

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