



28 Wellington Avenue, Banbury, Oxon OX16 3NE
£315,000 Freehold

**Stanbra
Powell**

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Property Lettings

Well presented three bedroom detached home.

Entrance hallway | Downstairs cloakroom | Living room | Kitchen/dining room | Conservatory | Three bedrooms | Refitted shower room | Garden | Garage | Driveway

Located within an easy walking distance of the town centre, railway station and many other amenities is this well presented three bedroom detached home, the property benefits from living room, kitchen/dining room, conservatory, downstairs cloakroom, three well-proportioned bedrooms, refitted shower room, pleasant rear garden, driveway and single garage.

Ground Floor

Entrance via composite front door to entrance hall.

Entrance hall: Laminate wood flooring. Stairs rising to first floor. Radiator.

Cloakroom: Two piece white suite, comprising low level WC, washhand basin with a built-in storage cupboard underneath. Radiator. Tiled and plank effect flooring. UPVC double glazed window to the front aspect.

Living room: UPVC double glazed window to the front aspect. Radiator. Double doors lead through into kitchen/dining room.

Kitchen/dining room: A range of base and eye level units. Laminate worktop. Built-in stainless steel sink unit. Built-in Bosh oven, 4 ring gas hob with extractor hood above. Space and plumbing for washing machine and dishwasher. Built-in fridge/freezer. Tiled flooring. Tiling to splashback areas. UPVC double glazed window overlooks the rear garden. Radiator. UPVC double glazed doors into conservatory.

Conservatory: Built of brick and UPVC construction with a polycarbonate roof, windows on all sides, with double doors opening up onto rear patio. Radiator.

First Floor

Landing: Access to loft via pull down ladder. Airing cupboard.

Bedroom one: Double bedroom with UPVC double glazed window to the front aspect. Radiator. Built-in double wardrobe.

Bedroom two: Double bedroom with UPVC double glazed window overlooking the rear garden and parkland. Radiator.

Bedroom three: Single bedroom with UPVC double glazed window to front aspect. Radiator. Laminate wood flooring. Over stairs storage cupboard.

Shower room: Three piece refitted suite. Low level WC, washhand basin with built-in storage cupboard underneath. Large double shower cubicle with Bar shower over. Tiling to splashback areas. Tiled plank effect flooring. Wall mounted heated towel rail.

Outside

Front: Tarmac driveway for one vehicle in front of the garage. Pathway leading to front door. The rest of the front garden is shingled with various pots and hedges.

Rear garden: Stepping out onto paved patio area. The rest of the garden is mostly laid to lawn, enclosed by timber panel fencing with flower and shrub borders. Outside tap. Personal door leads into garage.

Single garage: Brick built garage with metal up and over door, power and light connected. Wall mounted Worcester combination boiler. Ample storage into the roof space.

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

Directions: From Banbury Cross proceed east through the High Street and upon reaching the T junction turn left into Lower Cherwell Street, immediately right over the railway bridge and after passing the railway bridge take the first left turn at the traffic lights into Waterloo Drive which proceeds into Wellington Avenue.

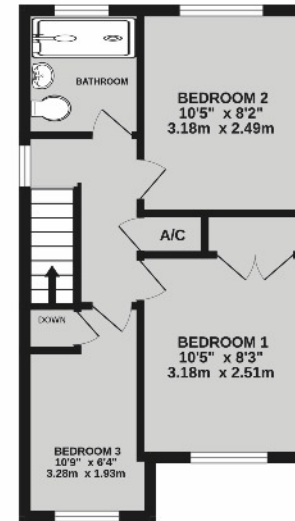
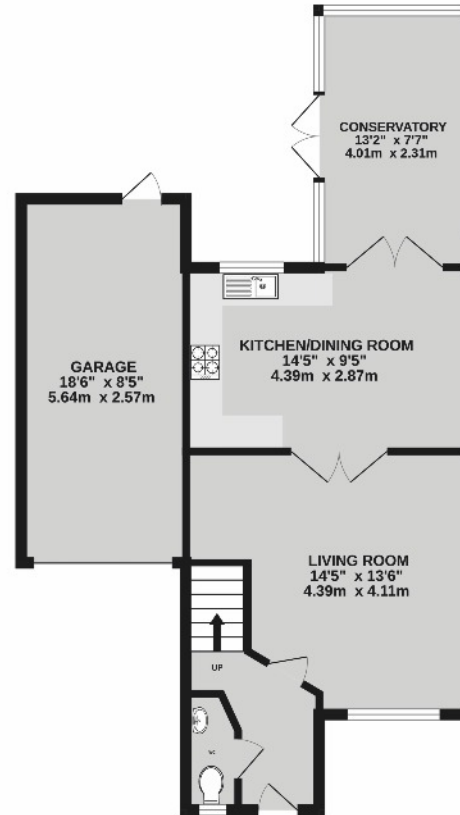




GROUND FLOOR
619 sq.ft. (57.6 sq.m.) approx.

1ST FLOOR
349 sq.ft. (32.4 sq.m.) approx.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	72	77
(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		



TOTAL FLOOR AREA: 968 sq.ft. (89.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms, etc. may differ from the actual measurements. 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.

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