



4 Prescott Avenue, Banbury, Oxon OX16 0RQ  
'Guide Price' £260,000

**Stanbra  
Powell** Estate Agents  
Valuers  
Property Lettings





*A terraced house providing generous size accommodation throughout, complemented by a private rear garden and enjoying off road parking*

**Entrance hall | Living room | Kitchen | Utility room | Cloakroom | Three first floor bedrooms | Shower room | Private rear garden | Driveway to front | Gas central heating | Double glazing**

Providing generous size accommodation throughout, a three bedroom terraced house offered with no onward chain within close proximity of many amenities.

#### Ground Floor

Porch.  
Front door.

**Entrance hall:** Stairs rising off to first floor.

**Living room:** Fireplace with inset living flame gas fire. Double glazed window to front aspect. Door through to kitchen.

**Kitchen:** Stainless steel inset sink unit and drainer. Range of base units. Free space and plumbing for washing machine. Space for cooker. Wall mounted Glow worm gas combination boiler for domestic hot water and central heating. Useful understairs storage cupboard. Door through to utility.

**Utility room:** Range of base units. Door through to rear lobby. Door to cloakroom.

**Cloakroom:** Wall mounted handbasin and low level WC. Tiling to splashback areas. Wall mounted electric heater.

From the lobby door through to garden.

#### First Floor

**Landing:** Access to loft. Useful store cupboard.

**Master bedroom:** Generous double bedroom to front aspect.

**Bedroom two:** Double bedroom to rear aspect with wardrobe.

**Bedroom three:** Generous single bedroom to front aspect.

**Shower room:** Contemporary white suite comprising of double width shower cubicle, handbasin with inset vanity unit and low level WC. All walls are fully tiled. Heated towel rail. Double glazed windows to rear aspect. Recessed spotlights.

#### Outside

**Rear garden:** Predominantly laid to lawn. Patio area. Hardstanding for sheds. Fencing to boundaries. Outside tap. Access front to back via passageway. The garden measures approximately 50 ft in length.

**Front:** Tarmac driveway providing off road parking for two/three vehicles. Pathway to front door.

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

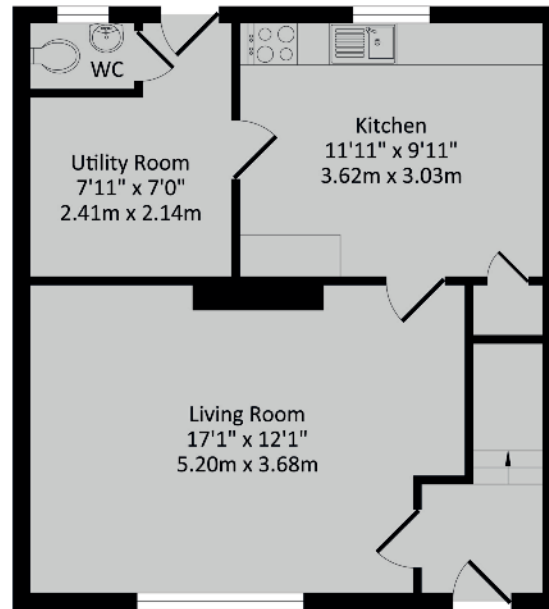
**Directions:** From Banbury Cross proceed north to the traffic lights, taking the left turn into the B4100 Warwick Road. After approximately half a mile take the left turn into Orchard Way and at the roundabout turn right into The Fairway and Prescott Avenue can be found on the left hand side.



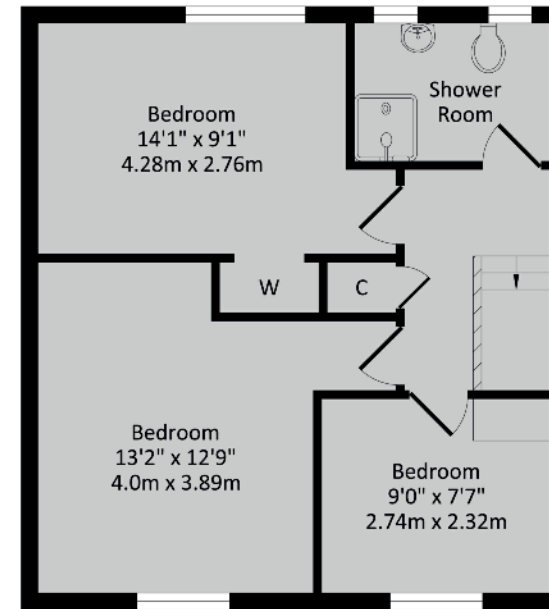


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

Ground Floor  
 449 sq.ft. (41.70 sq.m.) approx.



First Floor  
 449 sq.ft. (41.70 sq.m.) approx.



TOTAL APPROX. FLOOR AREA 898 sq.ft. (83.40 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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