



TOTAL FLOOR AREA : 967 sq.ft. (89.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
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22 Edinburgh Close
Banbury
OX16 0NY
£239,950

VIEWING: THROUGH APPOINTMENT WITH THE AGENTS, STANBRA POWELL

SERVICES: With exception of gas.

CURRENT COUNCIL TAX BANDING: B **LOCAL AUTHORITY: Cherwell District Council**

DIRECTIONS: From Banbury Cross proceed west along West Bar and into the Broughton Road, continue to the large round-about at Woodgreen Avenue. Take the right turn to the next roundabout, left turn into the Fairway. Take the third left turn into Withycombe Drive and second left into Hastings Road and at the top of the road turn left onto Bretch Hill then take the first turn into Edinburgh Way and Edinburgh Close is the first right hand turn.

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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Four bedroom semi-detached home

**Entrance hallway | Living room | Kitchen/ dining room | Utility room | Four bedrooms | Bathroom
Separate WC | 140ft rear garden | Offered with no onward chain**

Located in a quiet cul-de-sac on the north side of Banbury is this four bedroom semi-detached home, benefiting from well proportioned accommodation and 140ft rear garden . The property is now in need of complete renovation throughout. The property is offered with no onward chain.

DESCRIPTION:

Ground Floor:

Glazed door leading to;

Entrance hallway: Stairs rising off to first floor. Large understairs storage cupboard. Wall mounted fuse box (it is likely that the property will require a full rewire).

Living room: UPVC double glazed window to front aspect. Fireplace currently housing electric fire, with potential to be opened up.

Kitchen/dining room: Base units. Laminate work tops. Two UPVC double glazed windows overlooking the rear garden. Space for table and chairs. Vinolay flooring in the kitchen area.

Utility room: Base and eye level units. Space for washing machine and dryer.

First Floor:

Landing: Access to loft. Wall mounted night storage heater.

Bedroom one: Good size double bedroom with two built-in wardrobes. UPVC double glazed window to front aspect.

Bedroom two: Good size double bedroom with built-in double wardrobes. UPVC double glazed window overlooking rear garden.

Bedroom three: UPVC double glazed window overlooking rear garden.

Bedroom four: UPVC double glazed window to the front aspect.

Bathroom: Two piece white suite comprising wash hand-basin with built-in storage under, panel bath. UPVC obscured double glazed window to rear aspect. Tiling to splashback areas.

Separate WC: Low level WC. UPVC obscured window to rear aspect.

Bathroom and WC could be joined to create a good size bathroom.

Outside:

Good size front garden mostly laid to lawn, enclosed by hedging and fencing. Neighbouring properties have turned the front garden into parking for potentially two/three vehicles, subject to necessary planning permissions.

Shared driveway leading down to pre-fabricated concrete garage.

Rear garden: Measuring approximately 140 ft in length. Enclosed by timber panel and wire fencing. Predominantly laid to lawn with patio area. Mature shrubs and trees.

Prefabricated concrete built garage with metal up and over door and side access door.

Agents note:

Currently no gas into the property but neighbouring properties all have gas central heating.

