



TOTAL FLOOR AREA: 915 sq.ft. (85.0 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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28 Winters Way
Bloxham
Banbury
Oxon
OX15 4QS
£249,950

VIEWING: THROUGH APPOINTMENT WITH THE AGENTS, STANBRA POWELL

SERVICES: All

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

DIRECTIONS:

From Banbury Cross proceed south west on the A361 Chipping Norton Road and upon reaching Bloxham take the second turn right into Courtington Lane. Follow this road down to the T-junction, taking the left turn into Tadmarton Road and Winters Way is on the left hand side.

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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An extended two bedroom end of terraced property with garage and driveway

Entrance porch | Entrance hallway | Kitchen | Dining room | Living room | Two bedrooms | Bathroom | Garden | Garage | Driveway | Double glazing | Gas central heating

Located in this quiet cul-de-sac in the popular village of Bloxham is this extremely well presented two bedroom extended end terraced property. The property benefits from two reception rooms, modern kitchen and bathroom, driveway to the side of the property for approximately two vehicles, garage and pleasant rear garden. Viewing is highly recommended.

DESCRIPTION:

Ground Floor:

Entrance via UPVC double glazed door to entrance porch. Single glazed wooden door to;

Entrance hallway: Understairs storage cupboard. Tiled flooring. Opening through to kitchen.

Kitchen: Wider than the average kitchen in the road due to a wall being removed, providing a lot more space. Range of modern base and eye level units. Laminate worktop. Built-in stainless steel sink unit with swan neck tap. Space for fridge/freezer. Space for Range cooker. Built-in dishwasher. Built-in washing machine. Cupboard housing boiler. Wall mounted fuse box. Sunken spotlights. UPVC double glazed window to front aspect. Tiled flooring.

Dining area: Laminate wood flooring. UPVC double glazed window to side aspect. Radiator. Door leading to stairs. Steps down to;

Living room: Light airy room with large UPVC window and double doors overlooking rear garden. Laminate wood flooring. Radiator.

First Floor:

Landing: Exposed floorboards. Radiator. Airing cupboard housing hot water tank.

Bedroom one: Good size double bedroom with large UPVC double glazed window overlooking rear aspect. Over stairs storage cupboard.

Bedroom two: Small double bedroom with UPVC double glazed window to rear aspect. Radiator.

Bathroom: Modern three piece white suite comprising of low level WC, wash handbasin and panelled bath with electric shower over. Fully tiled walls. Vinolay flooring. UPVC double glazed obscured window to front aspect.

Outside:

Front: Pathway to front door. The rest of the garden is mostly laid to lawn. Outside tap.

Driveway to the side of the property for approximately two vehicles.

Brick built garage with double wooden opening doors. Power and light connected.

Rear garden: South east facing garden, split into four tiers. Area laid to lawn. Gated side access. Built-in raised planters. Steps leading to decked seating area. Further decking and laid to lawn area. Final tier which is wood chippings. Small childrens summerhouse. Plastic shed. The garden is enclosed by mostly timber panel fencing.

