



26 Windrush, Banbury, Oxon OX16 1PJ  
£245,000

**Stanbra  
Powell** Estate Agents  
Valuers  
Property Lettings





*Extremely well presented and extended two bedroom home.*

**Entrance hallway | Living/dining room | Re-fitted kitchen/breakfast room | Two large double bedrooms | Bathroom | Rear garden | Gas central heating | Double glazing**

Located on the north side of Banbury within easy walking distance of local shops and schools is this extremely well presented two bedroom home. The property benefits from a single storey rear extension providing spacious living space downstairs including a large kitchen/dining area. The property also benefits from potential vehicular access, pleasant rear garden and two good size double bedrooms. Viewing is highly advised.

### Ground Floor

Entrance via UPVC double glazed front door to;

**Entrance hallway:** UPVC double glazed obscured window to front aspect. Laminate wood flooring. Stairs rising to first floor. Understairs storage cupboard. Radiator.

**Living/dining room:** UPVC double glazed window to front aspect. Laminate wood flooring. Two radiators. Opening through to;

**Playroom/home office/dining room:** UPVC double glazed double doors opening onto rear garden. Velux window. Opening through to;

**Re-fitted kitchen/breakfast room:** Range of base and eye level units. Laminate worktop. Built-in oven with four ring gas hob and extractor hood above. Plumbing and space for washing machine, dishwasher, dryer, and space for American style fridge/freezer. Tile splashbacks. Radiator. UPVC double glazed window overlooking rear garden. Large Velux window providing additional light. Tiled flooring. Storage cupboard.

### First Floor

**Landing:** Access to loft which is partially boarded. Radiator. Good size storage cupboard housing Baxi combi boiler (last serviced in April 2021).

**Bedroom one:** Large double bedroom which is the full width of the property. Two large UPVC double glazed windows to front aspect. Sunken spotlights. Radiator. Built-in wardrobes.

**Bedroom two:** Good size double bedroom with strip wooden flooring. UPVC double glazed window to rear aspect. Radiator. Large storage cupboard.

**Bathroom:** Three piece white suite comprising of low level WC, wash handbasin and corner bath with rainfall shower over. Radiator. Fully tiled walls. UPVC double glazed obscured window.

### Outside

**Front:** Mostly laid to lawn. Pathway leading to front door.

**Rear garden:** Decking area. The rest of the garden is mostly laid to lawn with some shingle borders. Stepping stones leading to rear of the garden where there is a patio area. Brick built storage cupboard with double wooden doors with corrugated metal roof. To the rear of the garden is a single gate and set of double gates leading to the rear of the property where the current owner parks his vehicle directly behind the property. Some neighbours have used the double gates to bring the car into the rear garden as there is a dropped kerb in place.

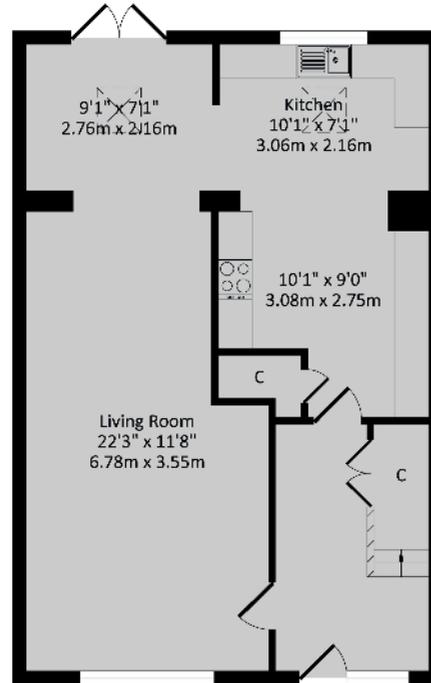
**Services:** All  
**Council Tax Banding:** B  
**Authority:** Cherwell District Council

**Directions:** From Banbury Cross proceed north to the traffic lights, taking the left turn into the B4100 Warwick Road. Continue to the second roundabout and turn right into Ruscote Avenue, taking the second left turn into Longelandes. Windrush is a turning on the left hand side.

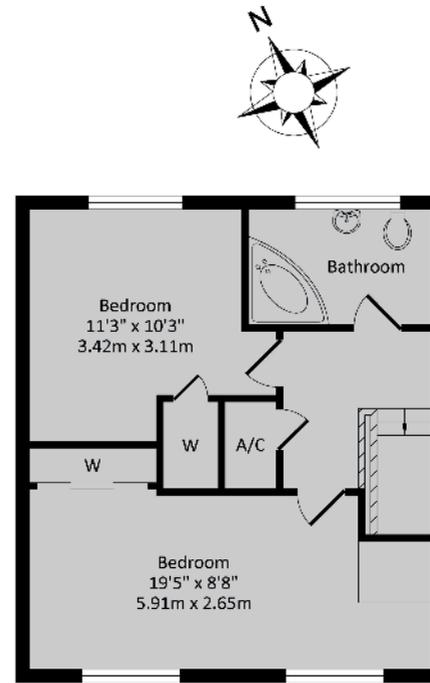




Ground Floor  
586 sq.ft. (54.40 sq.m.) approx.



First Floor  
429 sq.ft. (39.90 sq.m.) approx.



TOTAL APPROX. FLOOR AREA 1015 sq.ft. (94.30 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 Any applicants must satisfy themselves with the condition of any central systems, fitted gas fires, showers or any other installations (where Also all measurements should be taken as approximate, although every care taken in their accuracy. These details contained hereon are for purposes only and do not form the basis of a

Viewing: Through appointment with Stanbra Powell



5/6a Horsefair, Banbury,  
Oxon OX16 0AA

t: 01295 221100  
e: post@stanbra-

stanbra-powell.co.uk

