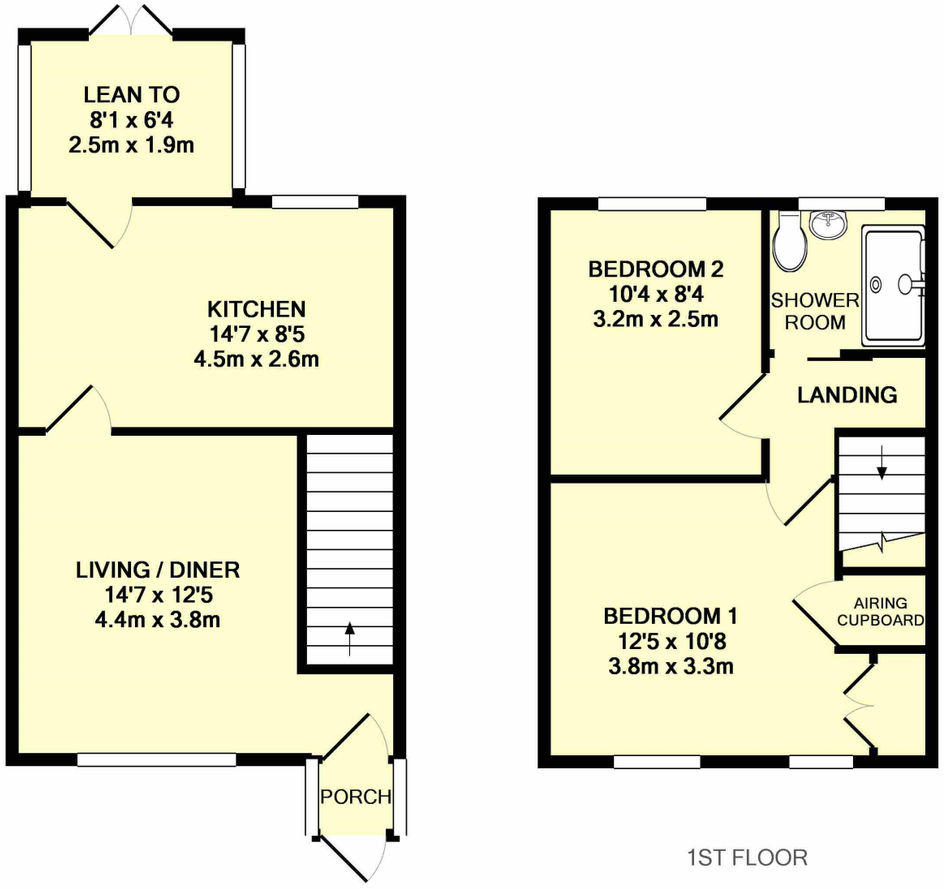

GROUND FLOOR

1ST FLOOR

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
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VIEWING: THROUGH APPOINTMENT WITH THE AGENTS, STANBRA POWELL

SERVICES: All with the exception of mains gas
CURRENT COUNCIL TAX BANDING: B **LOCAL AUTHORITY: Cherwell District Council**
DIRECTIONS:
From Banbury Cross proceed south west on the A361 Chipping Norton road, passing through the village of Bloxham and after approximately one mile, take the right turn to Milcombe. Go through Milcombe and before the Hook Norton turn, The Green is on the right 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.

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

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2 The Green
Milcombe
Banbury
Oxon
OX15 4RX
£199,950

Stanbra Powell | Estate Agents Valuers Property Lettings

Terraced house on the edge of this quiet village offered with no onward chain.

Entrance porch | Living/Diner | Kitchen | Lean-to | Two generous size first floor bedrooms | Shower room | Gardens to front and rear | Garage in block | Further communal parking | Double glazing throughout with exception to the lean-to | Electric economy 7 storage heaters

Providing well proportioned accommodation throughout and complemented by a generous size rear garden, a two bedroom mid-terraced reconstituted stone house. The property has been well maintained but would now benefit from some updating.

The property is situated on the edge of this North Oxfordshire village within the Warriner school catchment area.

DESCRIPTION:

Ground Floor:

Double glazed porch leads to front door. Through to;

Living/Diner: Stairs rising off to first floor. Double glazed window to front overlooking green area. Door through to;

Kitchen: Comprehensive range of wall and base units. Ample work surfaces. Stainless steel inset sink unit and drainer. Integrated Neff four ring electric hob. Electric Neff oven. Free space and plumbing for washing machine. Space for fridge/freezer. Window overlooking garden. Tiling to splashback areas. Double glazed door giving access to;

Lean-to: Tiled floor. Doors giving access to garden.

First Floor:

Landing: Access to loft with light.

Master bedroom to front aspect overlooking green area. Single fitted wardrobe. Airing cupboard housing hot tank and immersion heater, plus further shelving.

Bedroom two to rear.

Shower room: Walk-in shower cubicle with Mira Advance thermostatic shower. Wall mounted hand basin. Low level WC. Tiling to splashback areas. Extractor. Wall mounted heater.

Outside:

Rear garden: Approximately 50 ft in length. Laid to lawn. Ornamental pond. Areas laid to patio, shingle, shrubs and bushes. Rear access leading to garages.

Front: Open plan predominately laid to lawn, shrubs and bushes. Areas laid to patio. Pathway to front door.

Single garage: In nearby bay. Metal up and over door. Measuring 16ft x 7'9.

Parking bays for residents of The Green.

Milcombe:

The village of Milcombe is approximately 5 miles South West of Banbury. The village has a public house, church, store and post office. Further amenities can be found in the nearby village of Bloxham. The property is in the Warriner School Bloxham catchment area.