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Publication name: PORTWAY 63, Page: 1

63 Portway, Banbury, Oxon OX16 1QF
£210,000

Stanbra Powell
Estate Agents
Valuers
Property Lettings

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Well presented three bedroom semi-detached property.

Entrance hallway| Cloakroom| Living/dining room| Kitchen| Three bedrooms |Bathroom| Good size rear garden| On street parking| New double glazing in 2017

Located at the end of a cul-de-sac on the north side of Banbury is this well presented and well proportioned three bedroom semi-detached home benefiting from good size rear garden, recently fitted windows, good size bedrooms and open living/dining/kitchen area.

Ground Floor

Entrance via composite front door.

Entrance hall: Laminate wood flooring. Stairs rising to first floor. Understairs storage cupboard. Further storage cupboard. Radiator.

Cloakroom: Two piece white suite comprising of low level WC and wash handbasin. Tiled splashbacks. Small UPVC double glazed obscured window to front aspect. Laminate wood flooring.

Living/dining room: UPVC double glazed window to front aspect. Two radiators. Space for table and six chairs. UPVC double glazed double doors opening onto rear garden. Opening into;

Kitchen: Range of base and eye level units. Laminate worktop. Built-in oven with four ring gas hob, extractor hood above. Space for slim-line dishwasher, washing machine and fridge/freezer. Tile splashbacks. Two UPVC double glazed windows overlooking the rear garden. Radiator. Tiled flooring.

First Floor

Landing: Access to loft. Doors to all first floor accommodation.

Bedroom one: Good size double bedroom with UPVC double glazed window to rear aspect. Wardrobe space.

Bedroom two: Double bedroom with UPVC double glazed window to rear aspect. Built-in storage cupboard housing boiler.

Bedroom three: Double bedroom with UPVC double glazed window to front aspect.

Bathroom: Three piece white suite comprising of low level WC, wash handbasin and panelled bath with electric shower. Tile splashbacks. Heated towel rail. UPVC double glazed window to front aspect.

Outside

Front: Mostly laid to shingle with raised flower bed. Bin storage. Pathway to front door. Enclosed by hedging.

Rear garden: Paved patio area. The rest is laid to lawn with flower and shrub borders and stepping stones leading to further patio area. Brick built outbuilding. Enclosed by timber panel fencing with gated access to rear.

Communal parking.

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

Directions: From Banbury Cross proceed north to the main set of traffic lights at the crossroads and take the left turn into the B4100 Warwick Road. Continue along this road and at the second roundabout turn right into Ruscote Avenue and second left into Longelandes. Follow this road round passing Woodfield on the left hand side and Portway is the second turning on the left after Woodfield.

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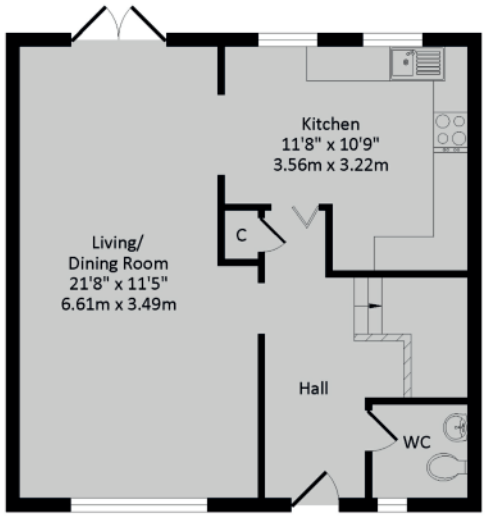
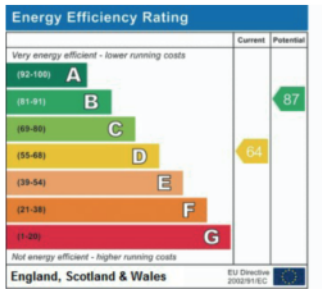
Ground Floor
467 sq.ft. (43.40 sq.m.) approx.

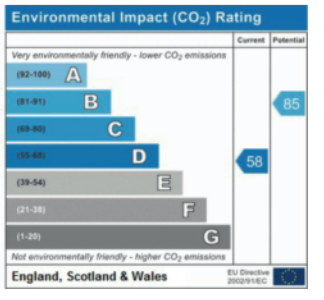


1st Floor
467 sq.ft. (43.40 sq.m.) approx.

TOTAL APPROX. FLOOR AREA 934 sq.ft. (86.80 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.

Viewing: Through appointment with Stanbra Powell

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