Printed from: Serif PagePlus 19,0,2,22 Copyright © 1991-2015 Serif (Europe) Ltd. All Rights Reserved
Printed on: 06/11/2020 09:09:44
Publication name: WARWICK ROAD 190, MASTERS HOUSE, Page: 1

Masters House, 190 Warwick Road, Banbury, Oxon OX16 2AP
£325,000

Stanbra Powell
Estate Agents
Valuers
Property Lettings

Printed from: Serif PagePlus 19,0,2,22 Copyright © 1991-2015 Serif (Europe) Ltd. All Rights Reserved
Printed on: 06/11/2020 09:09:44
Publication name: WARWICK ROAD 190, MASTERS HOUSE, Page: 2

Deceptively spacious characterful property complemented by generous size garden within walking distance of the town centre.

Entrance hall | Living room | Ground floor cloakroom/WC | Utility cupboard | Open plan kitchen/family/dining room | Master bedroom with en-suite | Two further bedrooms | Bathroom | Generous size rear garden | Garden to front | Gas central heating | Double glazing where specified

Dating back to 1861 a three bedroom semi-detached Victorian town house having been considerably enlarged and updated by the present vendor to a high specification. The property provides versatile accommodation throughout.

Ground Floor

Front door.

Entrance hall: Useful understairs storage cupboard. Sun tunnel. Stairs rising to first floor.

Cloakroom: Modern white suite comprising of wall mounted handbasin and low level WC. Heated towel rail.
Utility cupboard with free space and plumbing for washing machine. Space for tumble dryer. Further storage.

Living room: Access from the hallway. Double glazed window with lead inserts to front aspect.

From the hallway door through to;

Open plan kitchen/family/dining room: Kitchen area with bowl and a half inset sink unit and drainer. Comprehensive range of contemporary wall and base units with solid oak work surfaces. Free space for Range cooker. Integrated fridge/freezer. Integrated dishwasher. Feature island unit with ample cupboards and drawers. Tiling to splashback areas. Semi vaulted ceiling with velux skylight windows. Windows and casement doors overlooking garden. Recessed spotlights.

First Floor

Landing.

Master bedroom is a generous double bedroom to rear aspect. Fitted wardrobe. Door to;
En-suite: Fully tiled shower cubicle. Wall mounted handbasin. Low level WC. Tiling to splashback areas. Velux window to side aspect. Cupboard housing gas combination boiler for domestic hot water and central heating (installed approximately 6 years ago).

Bedroom two a generous double bedroom to front aspect. Double glazed window with leaded inserts.

Bedroom three a single bedroom to front aspect with double glazed window with leaded inserts.

Bathroom: Modern white suite comprising of panelled bath, pedestal handbasin and low level WC. Separate shower cubicle. Heated towel rail. Velux window to side aspect.

Agents Note

The property benefits from a complete electric re-wire and a whole plumbing system 6 years ago.
All ground floor has Karndean flooring.
All doors are oak throughout with exception of one storage cupboard on the landing.

Outside

Rear garden: Enclosed by fencing and hedgerow giving a good degree of privacy. Predominately laid to lawn. Large patio area. Stocked with flowers, shrubs and bushes. Hardstanding for sheds. Outside tap. The garden measures approximately 150 ft in length. Apple trees. Areas laid to decking. Access to front to back via wooden gate.

Front: Laid to lawn. Shrubs and bushes. Pathway to front door.

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

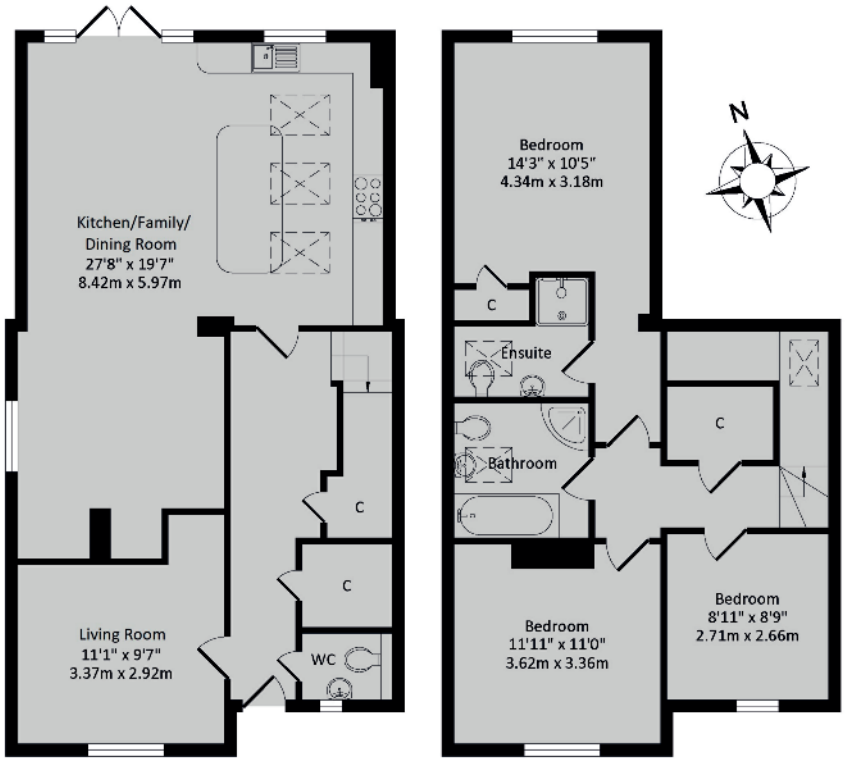
Directions: From Banbury Cross proceed north to the second set of traffic lights and take the left turn into the Warwick Road.

Printed from: Serif PagePlus 19,0,2,22 Copyright © 1991-2015 Serif (Europe) Ltd. All Rights Reserved
Printed on: 06/11/2020 09:09:44
Publication name: WARWICK ROAD 190, MASTERS HOUSE, Page: 3

Printed from: Serif PagePlus 19,0,2,22 Copyright © 1991-2015 Serif (Europe) Ltd. All Rights Reserved
Printed on: 06/11/2020 09:09:44
Publication name: WARWICK ROAD 190, MASTERS HOUSE, Page: 4

Ground Floor
716 sq.ft. (66.50 sq.m.) approx.

1st Floor
583 sq.ft. (54.20 sq.m.) approx.



TOTAL APPROX. FLOOR AREA 1299 sq.ft. (120.70 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