



8 Green Lane, Banbury, Oxon OX16 9HD
£290,000

**Stanbra
Powell** | Estate Agents
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Property Lettings





A deceptively spacious semi-detached house with garage and driveway enjoying favoured cul-de-sac location within close proximity of the town centre.

**Entrance porch | Living room | Kitchen/breakfast room
| Two bedrooms | Shower room | Recently converted loft |
Private rear garden | Garden to front | Garage | Driveway**

Located within walking distance of the railway station, and further amenities, a well presented two bedroom semi-detached house benefiting from private rear garden and recently converted loft.

Ground Floor

Double glazed front door leads to entrance hall.

Entrance hall: Laminate flooring. Door through to living room.

Living room: Stairs rising off to first floor. Feature box bay window to front aspect. Radiator. Thermostat for heating. Walkway through to kitchen.

Kitchen: Stainless steel inset sink unit and drainer. Range of base units. Ample work surfaces. Free space for cooker. Free space and plumbing for washing machine. Free space and plumbing for dishwasher. Space for fridge/freezer. Tiled flooring. Double glazed window to rear. Wall mounted Ideal Logic gas combination boiler for domestic hot water and central heating. Door giving access to garden.

First Floor

Landing: Walkway through to master bedroom. Wood flooring. Stairs rising off to loft.

Master bedroom: Generous double bedroom to front aspect with windows to front aspect. Wood flooring.

Bedroom two: Window to rear aspect. Wood flooring.

Shower room: Refitted to a high specification. Walk-in shower cubicle with rainfall shower and mixer tap shower, wall hung WC and hand basin with inset vanity unit. All walls are fully tiled. Tiled flooring. Heated towel rail. Window to rear. Recessed spotlights.

Loft conversion: The loft was converted in 2024 for storage only. The loft is fully plastered, has heating and wood flooring. Two Velux windows.

Outside

Rear garden: Private garden enclosed by fencing and brick walling giving a good degree of privacy. Laid to lawn. Patio area with steps leading up to lawn area. Fully stocked with flower beds, shrubs and bushes. Outside tap. Pathway to side aspect. Access to front via wooden gate.

Front: Laid to lawn. Staggered steps. Pathway to front door.

Garage: Brick built single garage with pitched roof for further storage. Metal up and over door to front. Light and power connected. Door to rear.

Tarmac driveway in front of garage.

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

Directions: From Banbury Cross proceed south on the Oxford Road and upon reaching the Horton General Hospital, turn left into Hightown Road, taking the third left turn into Green Lane.

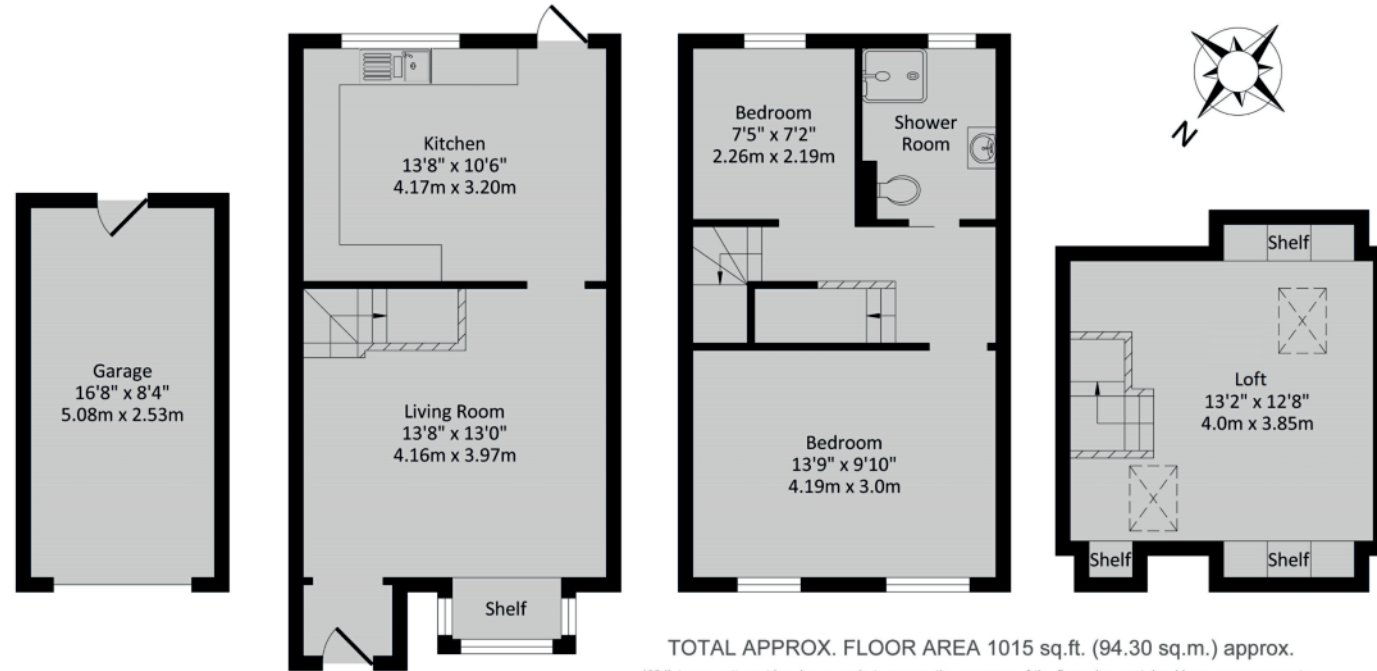






Garage 139 sq.ft. (12.90 sq.m.) approx. Ground Floor 354 sq.ft. (32.90 sq.m.) approx. First Floor 326 sq.ft. (30.30 sq.m.) approx. Second Floor 196 sq.ft. (18.20 sq.m.) approx.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		73	79
EU Directive 2002/91/EC			
WWW.EPC4U.COM			



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 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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Viewing: Through appointment with Stanbra Powell

