



10 Robins Way, Bodicote, Banbury, Oxon OX15 4GD
£275,000

**Stanbra
Powell** | Estate Agents
Valuers
Property Lettings



An extremely well presented, modern terraced house within this popular development on the south side of Banbury.

Entrance hall | **Cloakroom** | **Fully fitted kitchen** | **Living/diner** | **Two first floor bedrooms** | **Bathroom** | **Private enclosed rear garden** | **Parking bay to front** | **Gas radiator heating in all rooms** | **UPVC double glazing**

Providing well proportioned accommodation, a two double bedroom house complemented by a private south west facing garden. The property also benefits from a parking bay immediately outside the front elevation and is ideal for first time buyers and investment purchasers.

Ground Floor

Canopy porch leads to front door.

Entrance hall: Cupboard housing gas boiler for domestic hot water and central heating. Plus further storage.

Cloakroom: Low level WC. Pedestal hand basin. Tiling to splashback areas. Extractor.

Kitchen: Comprising of stainless steel inset sink unit and drainer. Comprehensive range of white fronted wall and base units with complementary and upgraded work surfaces. Integrated Zanussi washing machine. Integrated Zanussi stainless steel gas hob with electric oven under and stainless steel extractor over. Integrated fridge/freezer.

Lounge/diner: Stairs rising to first floor. Casement doors giving access to garden.

First Floor

Landing: Access to loft.

Two double bedrooms: Bedroom two having fitted wardrobe over stairwell.

Bathroom: Modern white suite comprising of panelled bath with thermostatic shower unit over. Pedestal hand basin. Low level WC. Complementary tiling to splashback areas. Shaver socket. Extractor.

Outside

Rear: Enclosed private rear garden predominately laid to lawn. Patio area. Enclosed by close board and fencing. The garden measures approximately 25ft in length.

Access to front via pathway.

Front: Allocated parking bay. Pathway to front door.

Bodicote

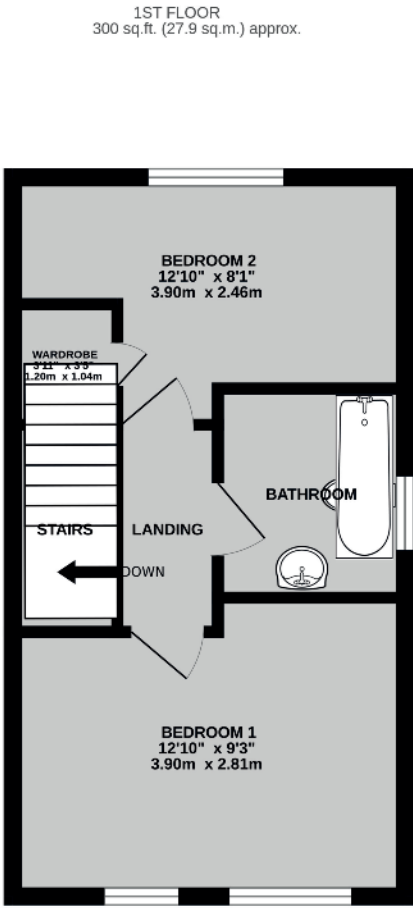
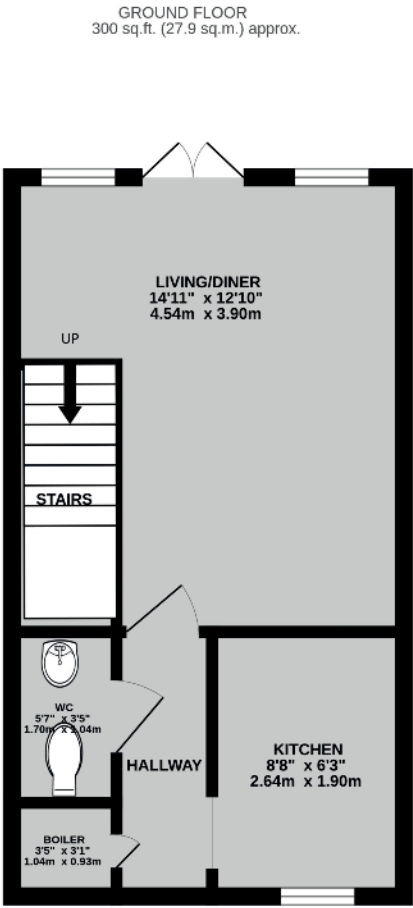
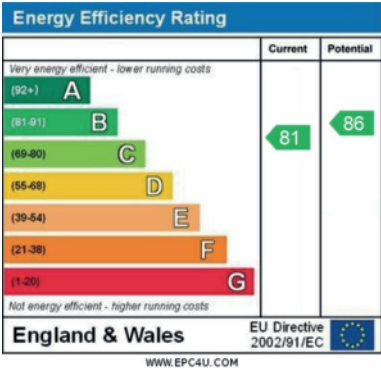
The village of Bodicote is located approximately two miles south of Banbury. The village has a primary school, parish church, post office and stores and public houses. There is a bus service to Banbury where further amenities can be found including Castle Quay shopping centre, railway station and Junction 11 M40.

The Longford Park development also has a popular primary school and a proposed country park. The development also has a community centre and an arcade of shops are currently being built.

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







TOTAL FLOOR AREA : 600 sq.ft. (55.8 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
Made with Metropix ©2026

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



5/6a Horsefair, Banbury,
Oxon OX16 0AA
t: 01295 221100
e: post@stanbra-powell.co.uk

stanbra-powell.co.uk

