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Publication name: ALMA ROAD 26, Page: 1



26 Alma Road, Banbury, Oxon OX16 4RQ
£235,000 Freehold

Stanbra Powell
Estate Agents
Valuers
Property Lettings

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A two bedroom end terraced property located within easy walking distance of the town centre and railway station with a larger than average rear garden, offered for sale with no onward chain.

Entrance hallway |Kitchen | Living/dining room | Two double bedrooms, en-suite to master bedroom| |Bathroom |Rear garden |No onward chain

Ground Floor

Entrance via double glazed door to entrance hallway.

Entrance hallway: Laminate wood flooring. Wall mounted radiator.

Former cloakroom: Plumbing and space for toilet and basin now removed. Wall mounted radiator. Additional storage cupboard.

Kitchen: A range of base and eye level units with laminate worktop. Built-in stainless steel sink unit. Oven, 4 ring gas hob with extractor hood above. New UPVC double glazed window to the front aspect. Wall mounted boiler. Space and plumbing for washing machine and fridge freezer.

Living/dining room: Laminate wood flooring. Wall mounted radiator. Stairs rising to first floor. Ample space for dining table and sofa suite. UPVC double glazed double doors open up onto rear garden.

First Floor

Landing: Access to all first floor accommodation, loft access.

Bedroom one: Double bedroom with UPVC double-glazed window overlooking rear garden. Wall mounted radiator. Built-in triple wardrobe. Useful over-stairs storage cupboard housing hot water tank.

En-suite: Three-piece white suite comprising low level WC, wash hand basin with built-in storage underneath, single shower cubicle with shower over. Tiling to splashback areas. Wall mounted heated towel rail.

Bathroom: Three piece white suite comprising low-level WC, wash hand basin with built-in storage cupboard underneath and panel bath with rainfall shower over and separate shower attachment. Tiling to splashback areas. Wall mounted heated towel rail. Tiled flooring.

Bedroom two: Double bedroom with UPVC double-glazed window to the front aspect. Wall mounted radiator.

Outside

Front: Paved pathway leading to front door. Area mostly laid to lawn and laid to shingle.

Rear garden: Larger than average rear garden, mostly laid to artificial grass, enclosed by timber panel fencing with gated access leading to a parking area.

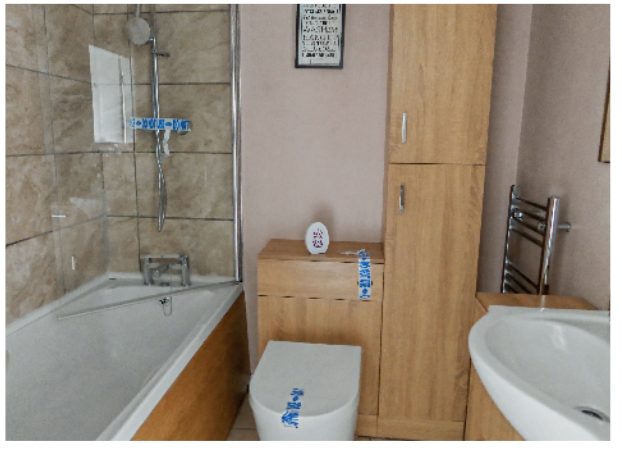
Communal parking area to the rear of the garden.

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

Directions: From Banbury Cross proceed east along the High Street and into George Street. At the T-junction turn left into Lower Cherwell Street and turn right crossing over the railway bridge into the Middleton Road. At the mini roundabout turn right into Merton Street and right onto Alma Road.







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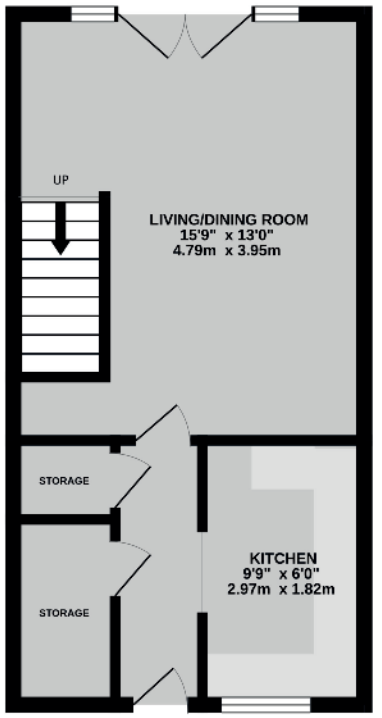




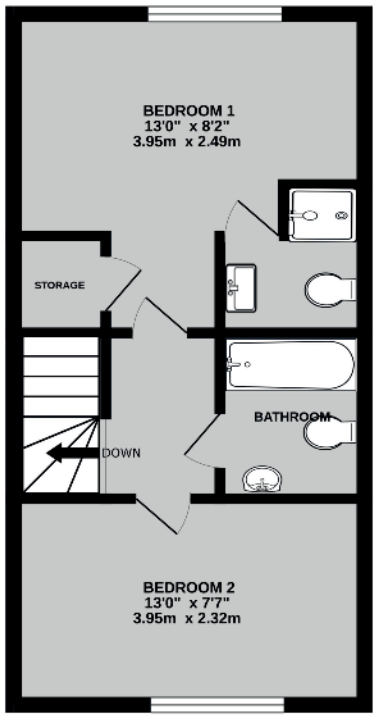


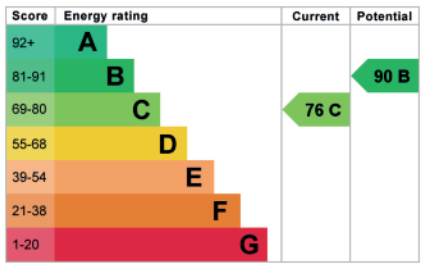
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GROUND FLOOR
330 sq.ft. (30.7 sq.m.) approx.



1ST FLOOR
330 sq.ft. (30.7 sq.m.) approx.





TOTAL FLOOR AREA : 660 sq.ft. (61.4 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.
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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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