



34a The Fairway, Banbury, Oxon OX16 0RW  
£230,000

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





*A well presented two bedroom home.*

**Living/dining room | Kitchen/breakfast room | Two bedrooms  
| Bathroom | Private south facing rear garden | Driveway |  
Double glazing | Gas central heating**

Located within easy walking distance of many amenities is this two bedroom terraced home benefiting from a good size living/dining room, kitchen/breakfast room, private south facing rear garden, two bedrooms, bathroom and driveway.

**Ground Floor**

Entrance via composite door to living/dining room.

**Living/dining room:** Two UPVC double glazed windows to front aspect. Laminate wood effect flooring. Two radiators. Plenty of space for sofa suite, dining table and chairs. Opening through to kitchen/breakfast room.

**Kitchen/breakfast room:** Range of base and eye level units. Laminate worktop. Built-in cooker with 4 ring electric hob and extractor hood over. Tile splashbacks. Space for full height fridge/freezer, dishwasher and washing machine. Wall mounted boiler. Two radiators. Tiled flooring. Understairs storage cupboard. UPVC window to rear aspect. UPVC double glazed door opening onto rear patio. Velux window. Stairs rising to first floor.

**First Floor**

**Landing:** Access to all first floor accommodation. Storage cupboard. Loft access.

**Bathroom:** Three piece white suite comprising of low level WC, wash handbasin and panelled bath with shower attachment over. Tiling to splashback areas. Over stairs storage cupboard. UPVC double glazed obscured window to rear aspect. Radiator.

**Bedroom two:** UPVC double glazed window to rear aspect. Radiator.

**Bedroom one:** UPVC double glazed window to front aspect. Radiator.

**Outside**

**Rear garden:** Paved patio area. Steps leading to main section of the garden which is mostly laid to lawn with paved pathway leading to secondary seating area. Flower and shrub borders. Metal shed. Outside tap to rear.

**Front:** Gravel driveway for one vehicle.

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

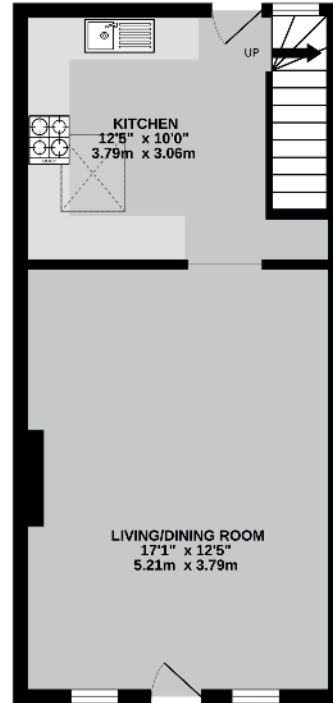
**Directions:** From Banbury Cross proceed north to the traffic lights, taking the left turn into the B4100 Warwick Road and after approximately half a mile take the left turn into Orchard Way and continue along this road and take the right turn into The Fairway.







GROUND FLOOR  
335 sq.ft. (31.1 sq.m.) approx.



1ST FLOOR  
294 sq.ft. (27.3 sq.m.) approx.



TOTAL FLOOR AREA: 629 sq.ft. (58.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the description 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.

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Viewing: Through appointment with Stanbra Powell

