



**20 HUMBER WALK,
BANBURY. OX16 1EA.**
Guide Price: £197,000



A WELL-PRESENTED TWO BEDROOM TERRACED HOUSE UPDATED OVER RECENT YEARS SET AWAY FROM PASSING TRAFFIC AND OVERLOOKING AN OPEN GREEN TO THE FRONT

ENTRANCE PORCH/HALL: Cupboard housing gas fired boiler. Door to:

SITTING ROOM: Window to front. Deep understairs cupboard. Wood laminate floor. Radiator. Door to:

KITCHEN/DINING ROOM: Modern units comprising of worktops with drawers and cupboards under and cupboards over. Stainless steel sink. Gas hob with oven under and extractor over. Built in fridge/freezer. Plumbing for washing machine. Window & door to garden. Dining area. Tiled floor.

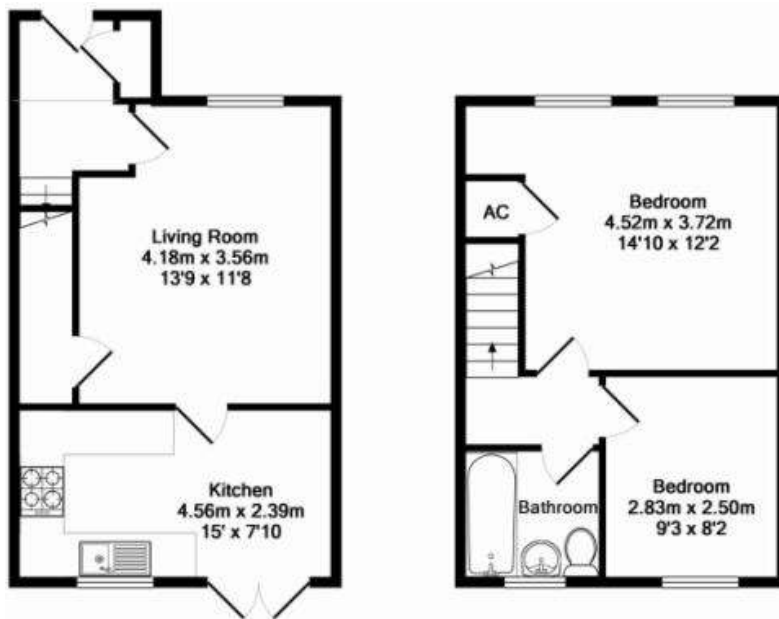
FIRST FLOOR LANDING:

BEDROOM 1: Windows to front overlooking green. Access to loft. Airing Cupboard with cylinder. Radiator.

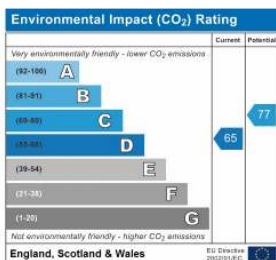
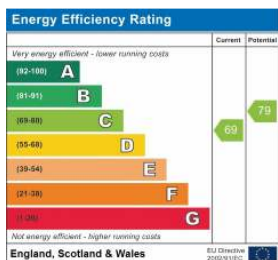
BEDROOM 2: Window to rear. Radiator.

BATHROOM: Modern white suite comprising: paneled bath with Mira shower over, washbasin. WC. Part tiled walls. Radiator.

OUTSIDE: To the front is a small enclosed garden, set behind a brick wall. The rear garden is enclosed by timber fencing and comprises a paved patio and lawn. A gate in the rear fence provides access to a parking area.



ENTRANCE PORCH/HALL, LIVING ROOM, KITCHEN/DINING ROOM, LANDING, TWO BEDROOMS, BATHROOM, GAS CENTRAL HEATING, DOUBLE GLAZING, ENCLOSED REAR GARDEN, PARKING AREA.



Directions: Leave the town centre on the Warwick Road. At the second roundabout turn right into Ruscote Avenue and at the next roundabout, left into Longelands Way. Continue along this road into Daimler Avenue, before turning left into Lanchester Drive. Humber Walk is the next right turn

Every effort has been made to ensure these particulars give a fair representation of the property, however we would draw your attention to the following: The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor or Surveyor as appropriate. Items shown in photographs are not included unless specifically mentioned within the sales particulars. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. Measurements are approximate and any plans provided are not to scale. If any aspect of the property is of particular importance to you, please contact us and we shall endeavor to obtain information.