



163 WARWICK ROAD

BANBURY, OX16 2AR

**King &
Woolley**
Estate Agents and Surveyors

163 Warwick Road Banbury | OX16 2AR

An immaculately presented and considerably improved house in a convenient, non-estate position.

Sympathetically and comprehensively renovated mature semi | Excellent kitchen/ diner | Good-sized garden with deck and workshop/ store | Refitted bathroom | Garage & rear vehicular access | Gas-fired heating | Double glazing



A comprehensively renovated and updated family-sized house, set back from the Warwick Road behind a service road and offering well-proportioned and excellently presented accommodation. The separate sitting room, with fireplace and bay window has been retained but the former dining room has been combined with the kitchen to provide an excellent family room with high-gloss white furniture under wooden worktops and french doors opening to a pergola covered deck. Upstairs are three bedrooms, two of which are generous doubles and a refitted contemporary bathroom.

The town centre is within easy reach as are local shopping facilities with larger stores, including Tesco and Aldi, about a ¼ mile away.



Accommodation

- Hall
- Sitting room
- Kitchen/ diner
- Rear utility lobby
- Cloakroom
- Three bedrooms
- Bathroom
- Gas heating
- Double glazing
- Garage
- Southerly garden with rear vehicular access

Outside

Set back behind a low wall from the service road, the front garden is shingled for ease of maintenance along with a driveway for parking and giving access to the GARAGE. To the rear is a good-sized southerly garden with deck, pergola, lawn, flower beds and shingled pathways. At the foot of the garden is a timber workshop/ store and of particular note is the rear vehicular access, presently with a pedestrian gate but easily reinstated if required.

General

Services: All main

Council Tax: Band C (£1406.09 - £1505.98)

Local Authority: Cherwell District

Guide price: £275,000

