



7 St Mary's View, Berrymoor Road, Banbury, OX16 9LQ  
£235,000

Stanbra  
Powell

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Property Lettings





## *Versatile modern town house enjoying no-through road location within walking distance of Banbury town centre.*

**Entrance hall | Ground floor bedroom/further sitting room | Shower room | Utility room | First floor living room | Kitchen/breakfast room | Two second floor double bedrooms | Bathroom | Courtyard garden | Two parking bays to front**

Offered with no onward chain, a two/three bedroom three storey town house providing well-proportioned accommodation throughout, benefiting from gas central heating, double glazing and parking.

### Ground Floor:

Front door.

**Entrance hall:** Stairs rising off to first floor. Laminate flooring. Useful understairs storage cupboard.

**Shower room:** Comprising of fully tiled shower cubicle, pedestal hand basin and low level WC. Tiling to splashback areas. Heated towel rail.

**Bedroom three/sitting room:** Windows to front. Recessed spotlights. Laminate flooring.

**Utility room:** Stainless steel inset sink unit and drainer. Wall mounted gas boiler for domestic hot water and central heating. Free space and plumbing for washing machine under the sink. Laminate flooring. Door giving access to garden.

### First Floor:

Stairs rising off to second room.

**Living room:** To front aspect with elevated views of Banbury. Laminate flooring. Recessed spotlights.

**Kitchen/breakfast room:** Comprising of stainless steel bowl and a half inset sink unit and drainer. Range of light fronted wall and base units. Tiling to splashback areas. Ample work surface. Integrated dishwasher. Integrated four ring electric hob with electric oven under, extractor over. Integrated fridge/freezer. Breakfast bar. Laminate flooring.

### Second Floor:

Access to loft.

**Two double bedrooms,** one to front and one to rear aspect. Both bedrooms have laminate flooring and recessed spotlights.

**Bathroom:** White suite comprising of panelled bath with mixed tap shower, pedestal hand basin and low level WC. Tiling to splashback areas. Shaver socket and light. Laminate flooring. Double glazed Velux window to front. Extractor.

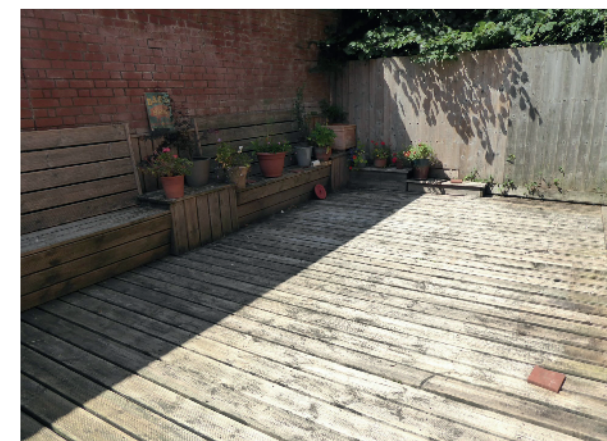
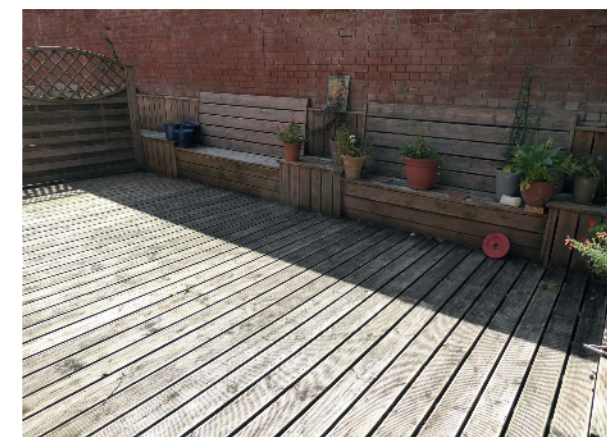
### Outside:

Enclosed courtyard garden, laid to decking with raised seating area. The garden measures 15ft depth x 20ft width. Access front to back via pathway and wooden gate.

**Two allocated parking bays to front.**

**Services:** All  
**Council Tax Banding:** C  
**Authority:** Cherwell District Council

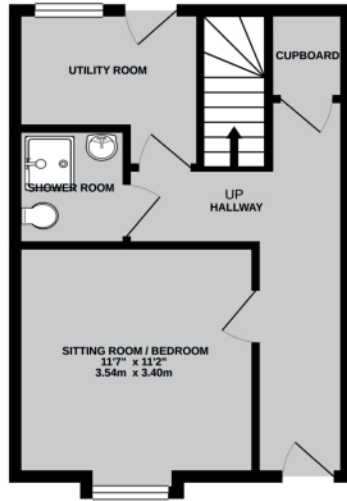
**Directions:** From Banbury Cross proceed west along West Bar for approximately 300 yards, passing the entrance to the college and take the left turn into Berrymoor Road and continue to the end of this road.



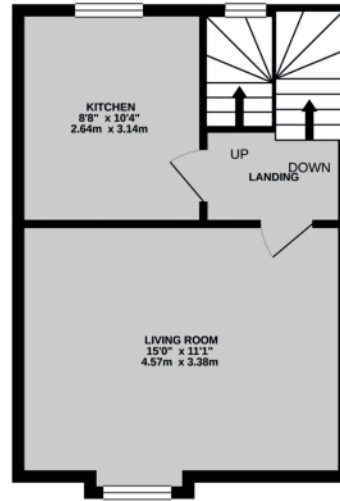




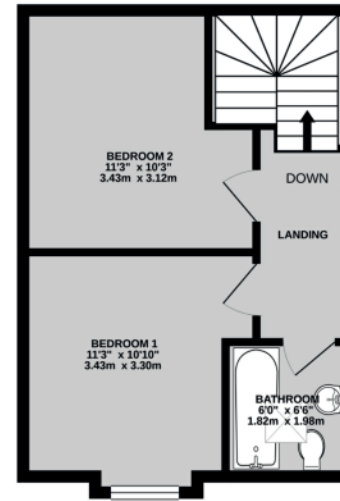
GROUND FLOOR  
363 sq.ft. (33.7 sq.m.) approx.



1ST FLOOR  
358 sq.ft. (33.2 sq.m.) approx.

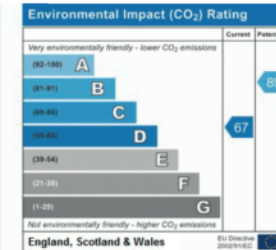
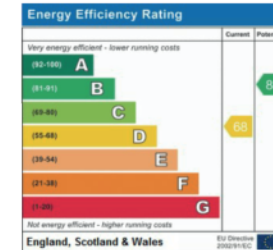


2ND FLOOR  
358 sq.ft. (33.2 sq.m.) approx.



TOTAL FLOOR AREA: 1079 sq.ft. (100.2 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 Any applicants must satisfy themselves with the condition of any central systems, fitted gas fires, showers or any other installations (where Also all measurements should be taken as approximate, although every care taken in their accuracy. These details contained hereon are for purposes only and do not form the basis of a

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Viewing: Through appointment with Stanbra Powell

