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Publication name: CEDAR CLOSE 1, Page: 1



1 Cedar Close, Banbury, Oxon OX16 9HE
£315,000 Freehold

Stanbra Powell
Estate Agents
Valuers
Property Lettings

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A semi-detached bungalow occupying favoured corner plot benefiting from private rear garden, garage and driveway.

Entrance porch | Entrance hall | Living room | Kitchen | Conservatory | Two bedrooms | Bathroom | Private rear garden | Gardens to front and side | Garage | Driveway | No onward chain

Providing well proportioned accommodation throughout, a well maintained two bedroom semi-detached bungalow located on this sought after development within close proximity of many amenities.

Accommodation

Double glazed front door leads to:

Entrance porch: Tiled flooring. Door through to:

Hallway: Access to loft (which is partly boarded) via ladder. Airing cupboard housing hot tank and immersion heater.

Living room: Double glazed window to front aspect.

Kitchen: Stainless steel inset sink unit and drainer. Comprehensive range of oak fronted wall and base units. Tiling to splashback areas. Integrated fridge freezer. Free space for cooker. Window to side. Wall mounted Worcester gas boiler for domestic hot water and central heating installed in 2018. Door to:

Conservatory: UPVC construction with polycarbonate roof. Windows overlooking garden. Door giving access to garden. Plumbing for washing machine.

Bedroom one: Double bedroom to rear aspect. Comprehensive range of fitted wardrobes and dressing table.

Bedroom two: Double bedroom to front aspect.

Shower room: Fully tiled shower cubicle. Pedestal hand basin. Low level WC. Walls fully tiled.

Double glazed windows throughout. Gas radiator heating with radiators in all rooms.

Outside

Rear garden: Enclosed by brick walling giving a good degree of privacy. Low maintenance laid to patio. Areas laid to shingle. Hard standing for shed. Access to the front via wrought iron gate. Outside tap. Measuring approximately 25 ft in length and a width of 30 ft.

To the rear of the property is a brick built single garage with metal up and over door. Personal door to rear garden.

Garage: Front of garage providing off road parking.

Front garden: To the front and side of the property, a low level maintenance laid to patio with inset shrubs, hedgerows and bushes. Areas laid to shingle. Pathway to front door.

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







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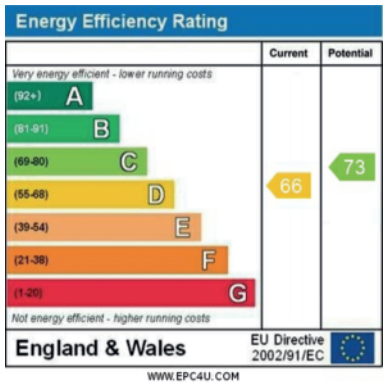




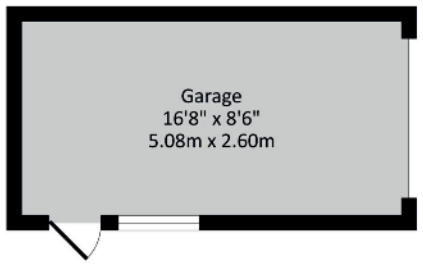




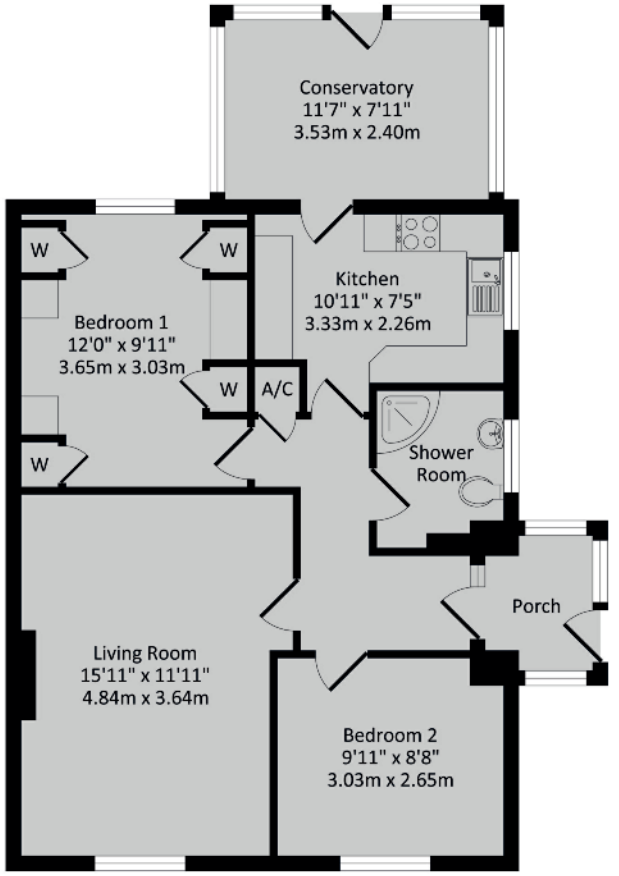
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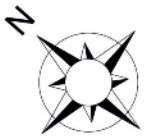


Garage
142 sq.ft. (13.20 sq.m.) approx.



Ground Floor
719 sq.ft. (66.80 sq.m.) approx.





TOTAL APPROX. FLOOR AREA 861 sq.ft. (80.0 sq.m.) approx.

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

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

5/6a Horsefair, Banbury,
Oxon OX16 0AA

t: **01295 221100**
e: post@stanbra-powell.co.uk

stanbra-powell.co.uk