

Guernsey Way, Banbury. OX16 1UE



For sale as an investment. We are pleased to present this three bedroom terraced house that has recently been refurbished. The property benefits from being situated in a popular residential area that is close to all amenities, including local schooling.

The property has a full rental and maintenance history over twelve years and could offer a strong 6.25 % return to capital.

Investment Property Sales & Purchase

ACCOMMODATION

ENTRANCE HALL:	Porch with door to front aspect.
KITCHEN/DINER:	14'10 x 14'3 Window to front aspect. Kitchen comprises floor and wall mounted units with worktops over, five ring gas hob with oven below and extractor hood above. Built in dishwasher. Boiler cupboard. Built in under stairs storage cupboard.
LOUNGE:	14'3 x 10'8 Sliding door through to conservatory.
CONSERVATORY:	14'3 x 7'9 With doors to rear aspect.
BEDROOM ONE:	12'2 x 8'11 Window to front aspect. Built in wardrobes.
BEDROOM TWO:	10'8 x 6'8 Window to rear aspect.
BATHROOM:	White suite comprising bath with shower over, wash hand basin and low level w/c.
BEDROOM THREE:	7'10 x 7'4 Window to rear aspect.
GARDEN:	Enclosed rear garden laid to lawn with some shrubs. Garden shed.
HEATING:	Gas central heating.
PARKING:	Single garage in block to the rear and there is on street parking.
Council Tax:	Band B
Tenure	Freehold
Price:	£240,000.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		





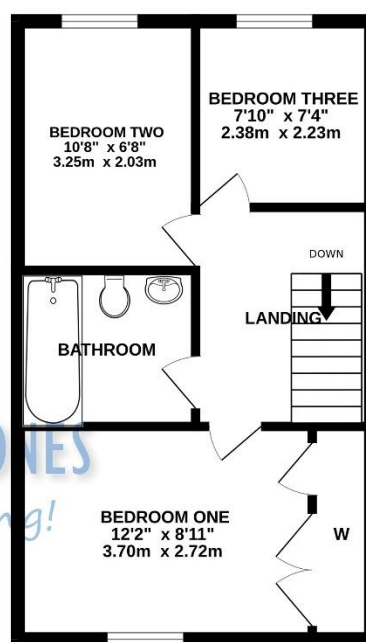
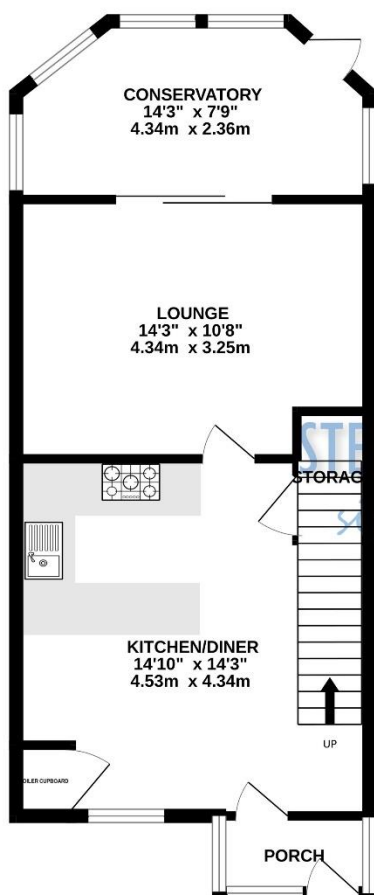
CHATTEL HOUSE

INTELLIGENT PROPERTY

Packington House, 3 - 4 Horsefair, Banbury, Oxon. OX16 0AA

GROUND FLOOR
496 sq.ft. (46.1 sq.m.) approx.

1ST FLOOR
379 sq.ft. (35.2 sq.m.) approx.



TOTAL FLOOR AREA : 875 sq.ft. (81.3 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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