



32 Banesberie Close, Banbury, Oxon OX16 1YH  
£299,950

**Stanbra  
Powell** | Estate Agents  
Valuers  
Property Lettings





*Offered with no onward chain, a rare opportunity to purchase a well-proportioned and spacious four bedroom semi-detached house to the north of Banbury. The property comprises of living room, dining room, kitchen, cloakroom, four bedrooms, family bathroom, attached garage, driveway parking and enclosed rear garden. The property is located to the north of Banbury close to local shops, amenities and schools with regular bus route to Banbury town centre. A certain level of modernisation to the property is required.*

**Entrance hall | Cloakroom | Living room | Dining room  
| Kitchen | Four bedrooms | Bathroom | Integral garage  
| Driveway | South facing rear garden | Gas central heating  
| Double glazing | No onward chain**

### Ground Floor

Part obscured double glazed door leading to entrance hall.

**Entrance hall:** Radiator. Stairs rising to first floor. Door to cloakroom and living room.

**Cloakroom:** Window to front aspect. Suite comprising of low level WC and pedestal wash handbasin with tiled splashbacks. Radiator.

**Living room:** Window to front aspect. Radiator. Open archway leading through to dining area. Door leading to rear garden. Window overlooking rear garden. Radiator. Open hatch to kitchen. Door leading to kitchen.

**Kitchen:** Window overlooking rear garden. Kitchen fitted with a range of base and wall mounted units with work surface over. Tiled splashbacks. Stainless steel sink with drainer and mixer taps. Space for white goods. Space for oven. Built-in extractor hood. Large serving hatch opening to dining area with concertina doors. Radiator. Understairs storage cupboard. Door to integral garage.

### First Floor

**Spacious first floor landing** with access to loft. Storage cupboard (formerly airing cupboard). Doors leading to bedrooms and family bathroom.

**Bedroom one:** Double bedroom with window overlooking rear garden. Built-in wardrobes. Built-in vanity unit with sink enclosed. Radiator.

**Bedroom two:** Double bedroom with window to front aspect. Built-in wardrobe. Radiator.

**Bedroom three:** Spacious single bedroom with window to front aspect. Radiator. Small bulk-head from stairs.

**Bedroom four** situated over the garage with restricted head room. Velux double glazed window to rear aspect. Radiator.

**Family bathroom:** Window to rear aspect. Predominately tiled splashbacks. White suite comprising of panelled bath with mixer taps and mixer shower attachment over, low level WC and pedestal wash handbasin. Laminate wood flooring. Radiator.

**Integral garage:** Up and over door to front. The garage widens to the rear. Door giving access to the property. Window to rear aspect. Garage housing Viessmann combination boiler. Electric consumer unit. Power and light connected.

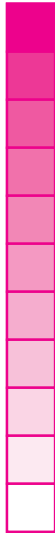
### Outside

**Front: Driveway** parking for one vehicle, plus lay-by parking for additional vehicles. Mainly laid to lawn with paved pathway leading to front door. Slate tile borders. Small wooden canopy porch.

**Rear garden:** Enclosed by panel fencing and brick walls. The property backs onto garages for Sussex Drive. Fairly private garden with large concrete patio area the remainder is laid to lawn. Tree and hedge borders. A true south facing garden.

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

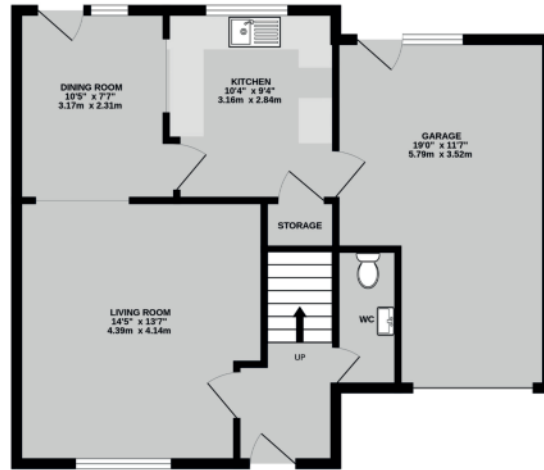
**Directions:** From Banbury Cross proceed north to the traffic lights, taking the left turn into the Warwick Road; continue on this road as if you were leaving Banbury and at the large roundabout, just leaving Banbury, take the right turn into Highlands, second right into Sussex Drive and Banesberie Close is the second on the left.



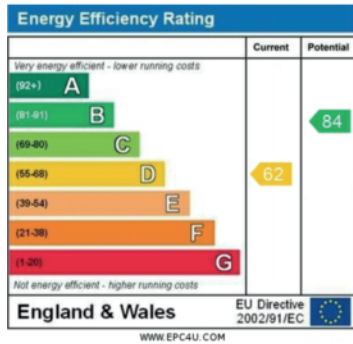
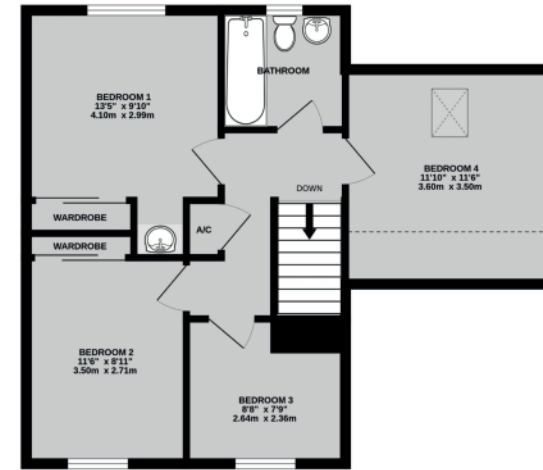




GROUND FLOOR  
 653 sq.ft. (60.6 sq.m.) approx.



1ST FLOOR  
 561 sq.ft. (52.1 sq.m.) approx.



TOTAL FLOOR AREA : 1214 sq.ft. (112.8 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 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.

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Viewing: Through appointment with Stanbra Powell

