



70 Nickling Road, Banbury, Oxon OX16 1AR  
£295,000

**Stanbra  
Powell**

Estate Agents  
Valuers  
Property Lettings







*Stanbra Powell are delighted to offer this immaculately presented stone built two double bedroom semi detached home occupying one of the largest plots on the development for this size property and offering off road parking for up to three vehicles or two with area for additional storage, shed, or garage. The property benefits from a modern kitchen with integrated appliances, Amtico flooring throughout the ground floor, two double bedrooms both with Sharps built-in wardrobes, south facing garden and parking with electric car charger.*

**Entrance hall | Open-plan kitchen/living area | Two double bedrooms | Bathroom | Driveway | South facing rear garden | Double glazing**

### Ground Floor

Obscured part double glazed door.

**Entrance hall:** Stairs rising to first floor. Radiator. Amtico flooring running through entrance hall and into living area. Door leading to open-plan living/kitchen.

**Kitchen area:** Double glazed window. Kitchen fitted with a range of high gloss base and eye level units with work surface over. One and a half stainless steel sink unit with mixer taps. Oven hob and extractor integrated with stainless steel splashback. Integrated fridge/freezer. Integrated washing machine. Breakfast bar with storage below. Understairs fitted storage area.

**Living area:** Double glazed patio doors to garden. Two radiators. Understairs storage cupboard. Downlights.

### First Floor

**Landing:** Access to both double bedrooms and bathroom. Access to loft space.

**Bedroom one:** Double bedroom with double glazed window overlooking rear garden. Radiator. Two double and a single Sharps fitted wardrobe.

**Bedroom two:** Double bedroom with two double glazed windows to front aspect. Radiator. Recess area fitted with Sharps wardrobe and Sharps storage unit fitted over bulkhead.

**Bathroom:** Obscured double glazed window to side aspect. Modern white suite fitted with deep panelled bath, pedestal hand washbasin and low level WC. Glass shower screen with Mira mixer shower over. Modern tiled splashbacks. Heated towel rail. Downlights. Amtico flooring.

### Outside

**Front:** Paved pathway leading to front door, the remainder is well stocked with hedge and shrub borders.

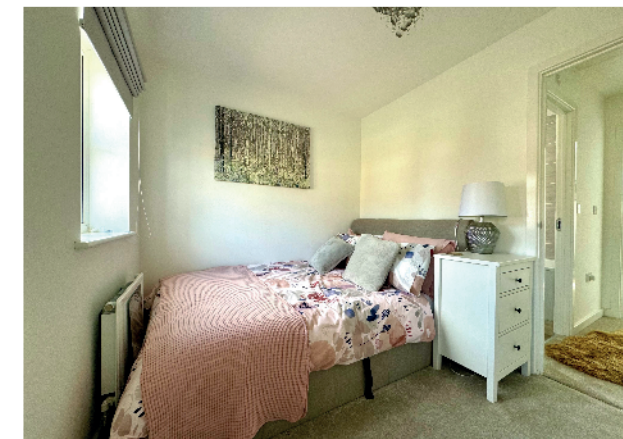
**Driveway** to the side of the property currently with parking for two vehicles and a storage shed (this will be removed giving access for three cars). Gated side access. Electric outside car charger.

**South facing rear garden:** The current owners have spent a lot of time and effort creating a very sociable outside space, enclosed by panel fencing. Main patio area from the patio doors which encompasses a nice seating area. Paved pathway leading to side gate and to an area with hardstanding for two sheds or workshops. The remainder is laid to lawn with raised sleeper borders with a variety of flowers and shrubs. To the rear is a shingled patio area with wooden pergola over. 70 Nickling Road is one of the largest plots for this size property on the development.

### Agents Note

There is a service charge of approximately £400.00 per annum.

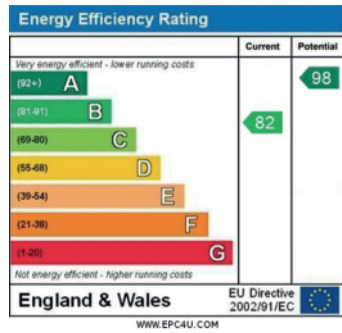
Services: All Council Tax Banding: B  
Authority: Cherwell District Council



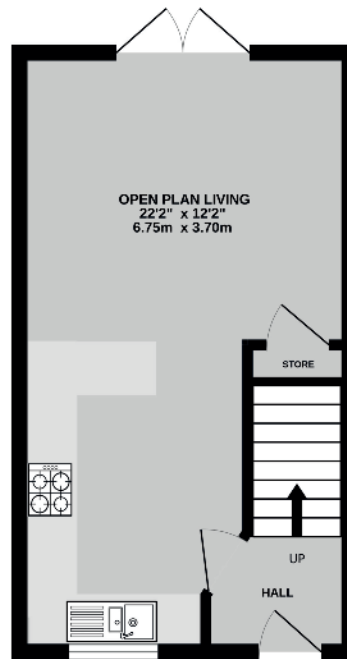




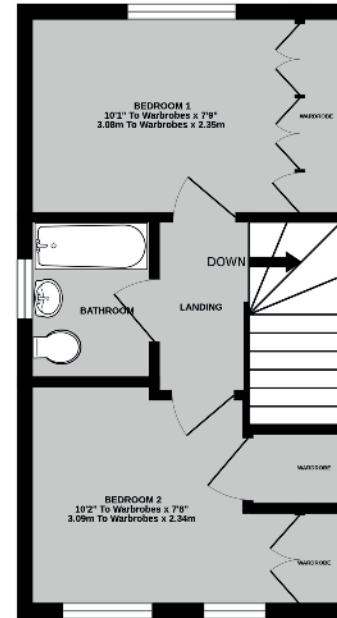




GROUND FLOOR  
269 sq.ft. (25.0 sq.m.) approx.



1ST FLOOR  
269 sq.ft. (25.0 sq.m.) approx.



TOTAL FLOOR AREA: 538 sq.ft. (50.0 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.

Viewing: Through appointment with Stanbra Powell



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