



48 Danesmoor, Banbury, Oxon OX16 1QB  
£239,950

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





*Located to the north side of Banbury close to schools, shops and amenities and good bus routes to the town centre is this well-proportioned and spacious three bedroom end of terraced home. The property has a large dual aspect lounge/diner, kitchen, cloakroom, two double bedroom, well-proportioned third single bedroom and a refitted bathroom. The property also has gardens to front and rear and communal parking.*

**Entrance hall | Cloakroom | Living/dining room | Kitchen  
| Three bedrooms | Re-fitted bathroom | Communal parking  
| No onward chain**

### Ground Floor

Part double glazed obscured door leading to entrance hall.

**Entrance hall:** Stairs rising to first floor. Understairs storage area. Understairs storage cupboard. Vinyl flooring. Radiator. Doors leading to living/dining room, kitchen and cloakroom.

**Cloakroom:** Double glazed obscured window. Low level WC. Wall mounted wash handbasin. Vinyl flooring.

**Living/dining room:** Dual aspect room with double glazed window to front and sliding patio doors to rear. Two radiators. Door leading to kitchen.

**Kitchen:** Obscured double glazed door to garden and double glazed window. Fitted with a range of base and wall mounted units with work surface over. Tile splashbacks. Stainless steel sink with drainer. Space for free standing oven. Space for washing machine. Space for fridge. Vinyl flooring.

### First Floor

**Landing:** Access to loft. Airing cupboard housing replacement heating boiler. Doors to all bedrooms and family bathroom.

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

**Bedroom two:** Good size double bedroom with double glazed window to rear. Radiator.

**Bedroom three:** Well-proportioned single bedroom with double glazed window to front aspect. Radiator. Bulk-head.

**Family bathroom:** Modern white suite comprising of panelled bath with Triton shower over and glass shower screen, low level WC and pedestal wash handbasin. Heated towel rail. Fully tiled splashbacks. Tiled floor. Obscured double glazed window.

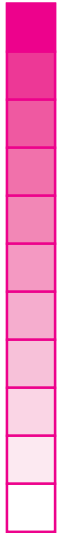
### Outside

**Rear garden:** Enclosed by brick walls and panel fencing with gated rear access. Laid to patio. Brick built shed with single glazed window.

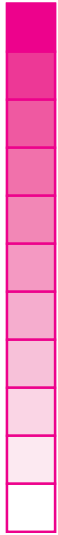
**Front:** Enclosed by low level panel fencing with gated access. Path leading to front door. Predominately laid to lawn.

Communal parking.

**Services:** All  
**Council Tax Banding:** B  
**Authority:** Cherwell District Council  
**Directions:** From Banbury Cross proceed north along North Bar and at the main set of traffic lights take the left turn into the B4100 Warwick Road. Continue on this road and at the second mini-roundabout take the right turn into Ruscote Avenue, second left into Longelandes Way and continue on this road where you will find Danesmoor on the left hand side.



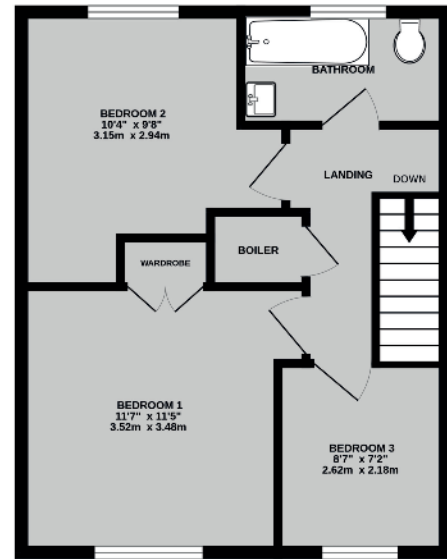
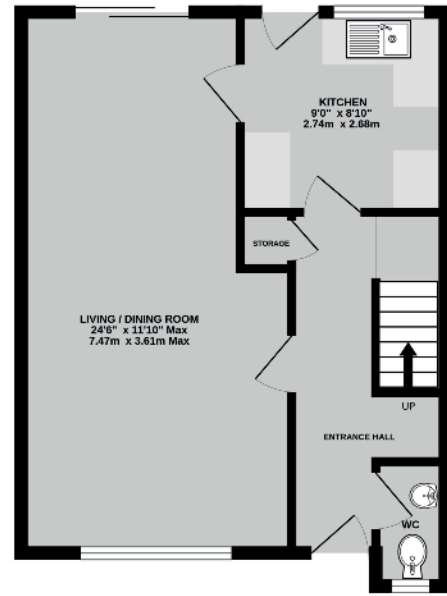




GROUND FLOOR  
439 sq.ft. (40.8 sq.m.) approx.

1ST FLOOR  
435 sq.ft. (40.4 sq.m.) approx.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	85
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
	71	
England & Wales		EU Directive 2002/91/EC
WWW.EPC4U.COM		



TOTAL FLOOR AREA : 874 sq.ft. (81.2 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 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.

5/6a Horsefair, Banbury,  
Oxon OX16 0AA  
t: 01295 221100  
e: post@stanbra-powell.co.uk

Viewing: Through appointment with Stanbra Powell



stanbra-powell.co.uk

