



1 St Marys View, Berrymoor Road, Banbury, Oxon OX16 9LQ
£275,000 Freehold

**Stanbra
Powell**

Estate Agents
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Property Lettings





A versatile three storey town house located in the heart of the town centre benefiting from garage and driveway.

Entrance hall | Cloakroom | Kitchen/breakfast/living room | First floor bathroom, bedroom, further bedroom/living room | Master bedroom with en-suite to second floor, dressing room/study | Garage | Driveway | Enclosed courtyard private south facing rear garden | Gas central heating | Double glazing

Enjoying a no-through road position within comfortable walking distance of the town centre a two/three bedroom versatile modern town house offered with no onward chain. The property has recently been redecorated throughout.

Ground Floor

Front door.

Spacious entrance hall: Stairs rising off to first floor. Useful understairs storage cupboard.

Cloakroom: Low level WC and pedestal handbasin. Tiling to splashback areas. Heated towel rail. Extractor fan.

Open-plan living/kitchen/dining room: Kitchen area comprising of bowl and a half stainless steel inset sink unit and drainer. Comprehensive range of white fronted wall and base units. 4 ring electric hob with electric oven under, extractor fan over. Free space and plumbing for washing machine. Space for fridge/freezer. Tiling to splashback areas. Recessed spotlights. Vinolay flooring. Double glazed windows overlooking courtyard garden. Door giving access to courtyard garden.

From the hallway door to garage.

Single garage: Metal up and over door. Wall mounted Ideal gas combination boiler installed approximately 12 months ago.

First Floor

Landing: Stairs rising off to second floor. Thermostat for heating. Door to bedroom two.

Double two: Double bedroom to rear aspect with fitted wardrobe.

Bedroom three/living room: To front aspect with cupboards/wardrobes.

Bathroom: White suite comprising of panelled bath with mixer tap shower, pedestal handbasin with low level WC and fully tiled shower cubicle. Shaver socket and light. Heated towel rail.

Second Floor

Access to loft. Door to master bedroom. Door to dressing room/small study.

Master bedroom: Dual aspect double bedroom with en-suite. **En-suite:** Panelled bath with mixer tap shower, pedestal handbasin and low level WC. Tiling to splashback areas. Vinolay flooring.

Dressing room/study: Velux window to rear.

Outside

South facing rear garden: Private courtyard garden laid to decking. Access front to back via pathway and gate. Outside tap. Brick walling and fencing to boundaries giving a good degree of privacy. The garden measures approximately 10 ft in length.

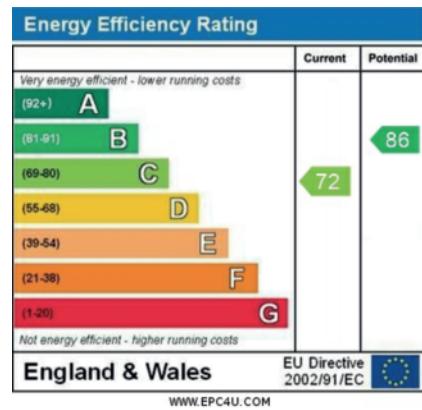
Front: Block paved driveway providing off road parking for approximately two vehicles. Pathway to front door.

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

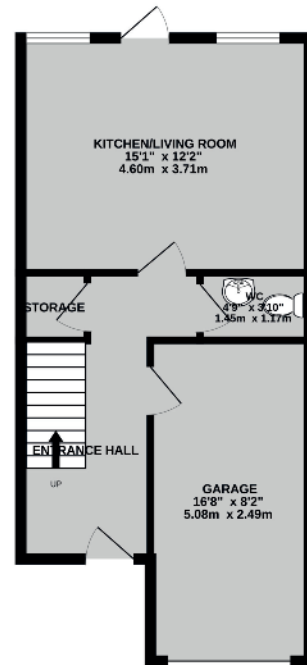
Directions: From Banbury Cross proceed west along West Bar for approximately 300 yards, passing the entrance to the college and take the left turn into Berrymoor Road and continue to the end of this road.



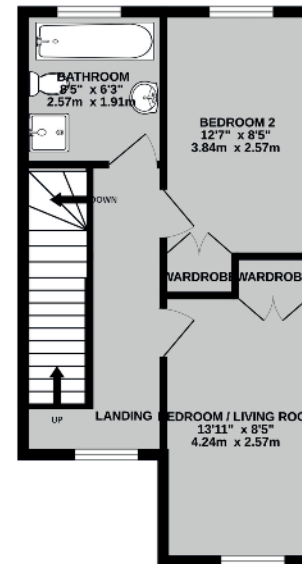




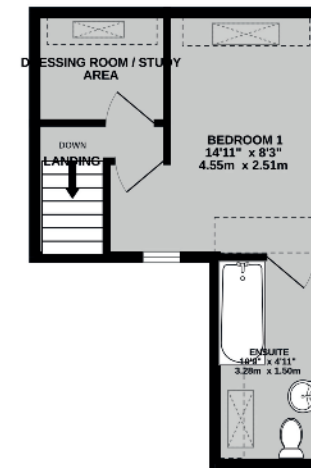
GROUND FLOOR
 449 sq.ft. (41.7 sq.m.) approx.



1ST FLOOR
 387 sq.ft. (36.0 sq.m.) approx.



2ND FLOOR
 251 sq.ft. (23.3 sq.m.) approx.



TOTAL FLOOR AREA: 1087 sq.ft. (101.0 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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