



42 Nuffield Drive, Banbury, Oxon OX16 1BX
£339,950 Guide Price

**Stanbra
Powell**

Estate Agents
Valuers
Property Lettings

An extremely well presented three bedroom semi-detached home backing onto open parkland.

Entrance hallway | Refitted kitchen/dining room | Living room | Three good size bedrooms | Refitted bathroom | Good size rear garden backing onto open parkland | Garage | Driveway | Double glazing | Gas central heating

Located in the much sought after Hillview area of Banbury within easy walking distance of many amenities including schools and shops is this extremely well presented and updated three bedroom semi-detached family home. The property benefits from refitted kitchen/dining area, good size living room, three well-proportioned bedrooms, refitted bathroom, good size pleasant rear garden which backs onto parkland, driveway and a garage.

Ground Floor

Entrance via UPVC double glazed door to entrance hall.

Entrance hall: Radiator. Laminate wood flooring. Stairs rising to first floor. Door to kitchen/dining room.

Refitted kitchen: A range of modern base and eye level units with laminate wood effect worktop. Built-in appliances include oven, 4 ring electric hob with extractor, fridge/freezer, slim-line dishwasher, washing machine and built-in sink unit. Tiling to splashback areas. UPVC double glazed window to front aspect. Tiled flooring. Sunken spotlights.

Dining area: Spacious dining area with plenty of space for sizeable dining table and chairs. Laminate wood flooring. UPVC double glazed window to side aspect. Radiator. Understairs storage cupboard. Opening into large living room.

Living room: Laminate wood flooring. Radiator. Large double glazed windows and double doors overlook rear garden and open onto rear patio area. Views of mature trees in the parkland area to the rear of the property.

First Floor

Landing: Loft access via pull down ladder, there is a light, the loft is mostly boarded, the boiler (serviced on a yearly basis) is housed in the loft. Airing cupboard.

Bedroom one: Excellent size bedroom which is the full width of the property. Plenty of space for bedroom furniture and a sizeable bed. Large UPVC double glazed window overlooks rear garden and open parkland. Radiator.

Bedroom two: Double bedroom with UPVC double glazed window to front aspect. Radiator.

Bedroom three: Good size single bedroom with UPVC double glazed window to side aspect. Radiator.

Bathroom: Refitted three piece white suite comprising of low level WC, wash handbasin with built-in storage underneath, p-shaped bath with large square rainfall shower head over and separate shower attachment. Tiling to splashback areas. Heated towel rail. UPVC double glazed window to front aspect.

Outside

Front: Tarmac driveway for three vehicles.

Rear garden: Large paved patio area, the rest of the garden is mostly laid to lawn, enclosed by timber panel fencing. Fish pond. Gated access leading to parkland area. Personal door leads into garage.

Garage: Metal up and over door. Power and light connected.

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

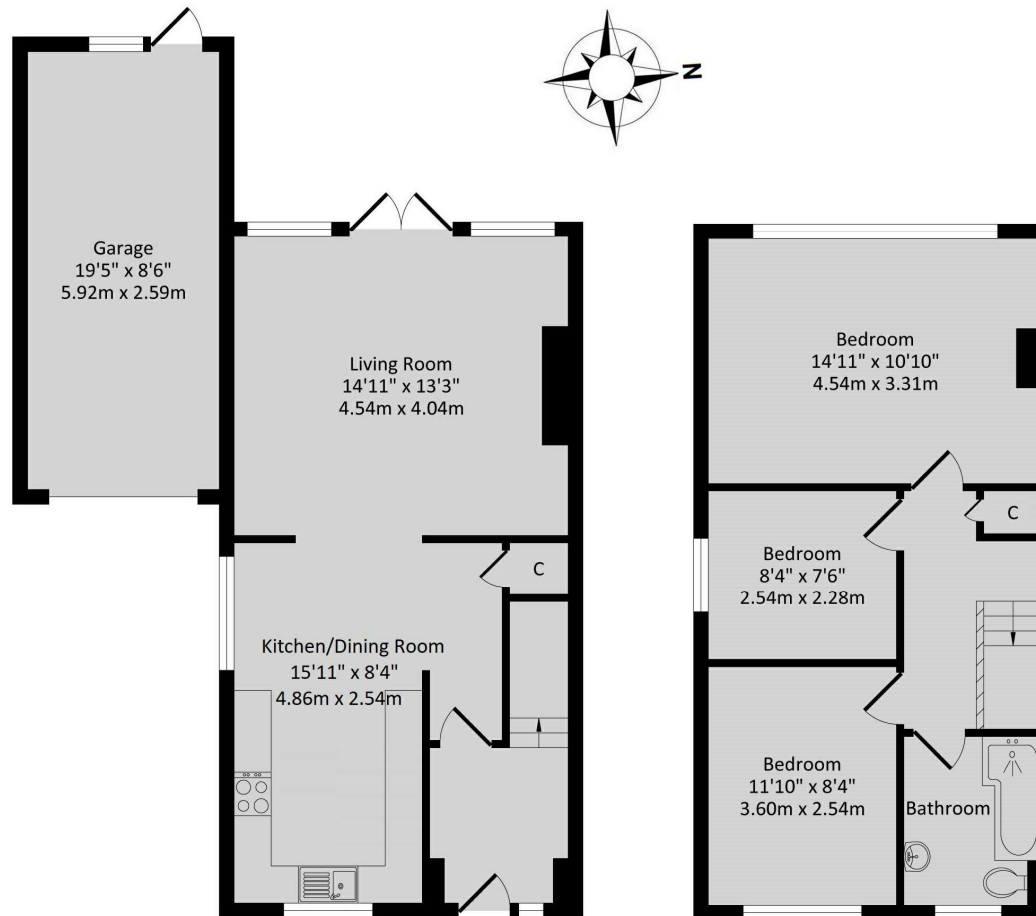
Directions: From Banbury Cross proceed north to the traffic lights, taking the left turn to the B4100 Warwick Road and continue along this road for approximately half a mile, turn right at the second roundabout into Ruscote Avenue, first left into Sinclair Avenue, first right into Hillview and this then leads into Nuffield Drive.





Ground Floor
609 sq.ft. (56.60 sq.m.) approx.

First Floor
437 sq.ft. (40.60 sq.m.) approx.



Score	Energy rating	Current	Potential
91+	A		
81-90	B		86 B
69-80	C	73 C	
55-68	D		
39-54	E		
13-38	F		
0-12	G		

TOTAL APPROX. FLOOR AREA 1046 sq.ft. (97.20 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.

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

