



36 Princethorpe Drive, Banbury, Oxon OX16 4FS
£389,950

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Property Lettings





A detached property occupying a favoured corner plot, offered with no onward chain.

Entrance hall | Living room with bay window | Separate dining room | Kitchen | Conservatory | Cloakroom | Master bedroom with en-suite | Two further bedrooms | Bathroom | Garage | Rear garden | Small carport to the side of the property | Double glazing | Gas radiator heating

Enjoying a popular location within easy access of Junction 11 M40, railway station and town centre, a three bedroom detached house providing well-proportioned accommodation throughout, complemented by a south/west facing rear garden.

Ground Floor

Double glazed front door.

Entrance hall: Door through to living room.

Living room: Feature walk-in bay window. Fireplace with inset living flame electric fire. Laminate flooring. Walkway through to separate **dining room**. Door giving access to conservatory.

Conservatory: UPVC construction with polycarbonate roof. Windows overlooking garden. Sliding doors giving access to garden. Tiled floor.

From the dining room walk-way through to kitchen.

Kitchen: Comprehensive range of contemporary oak fronted wall and base units. Cupboard housing gas boiler for domestic hot water and central heating. Stainless steel inset sink unit and drainer. 4 ring integrated gas hob with extractor fan over. Stainless steel oven and microwave. Free space for fridge/freezer. Free space and plumbing for washing machine. Integrated dishwasher. Tiling to splashback areas. Window overlooking garden.

From the living room, door to inner lobby. Door to garage.

Cloakroom: White suite comprising of wall hung handbasin and low level WC. Tiling to splashback areas.

First Floor

Landing: Access to loft. Airing cupboard housing hot water tank and immersion heater.

Bedroom one: Double bedroom to rear aspect with en-suite. **En-suite:** Shower tray with Aqualisa shower unit, tiling to splashback areas. Pedestal handbasin. Low level WC. Tiling to splashback areas. Extractor fan.

Bedroom two: Double bedroom to front aspect.

Bedroom three: Generous single bedroom to front aspect.

Bathroom: Coloured suite comprising of panelled bath, pedestal handbasin and low level WC. Tiling to splashback areas. Extractor fan. Vinolay flooring.

Outside

Rear garden: Enclosed by fencing. Predominately laid to lawn. Patio area. Shrubs and bushes. The garden measures approximately 30 ft in length.

Front: Tarmac driveway proving off road parking for several vehicles. Further area laid to shingle for off road parking.

Timber constructed **carport** to the side of the property with double wooden doors to front providing covered space for a small vehicle.

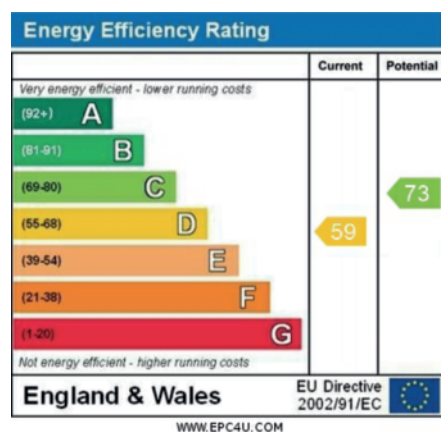
Gate giving access to garden.

Single garage: Metal up and over door. Light and power connected. Door to rear of the garage which leads to lobby.

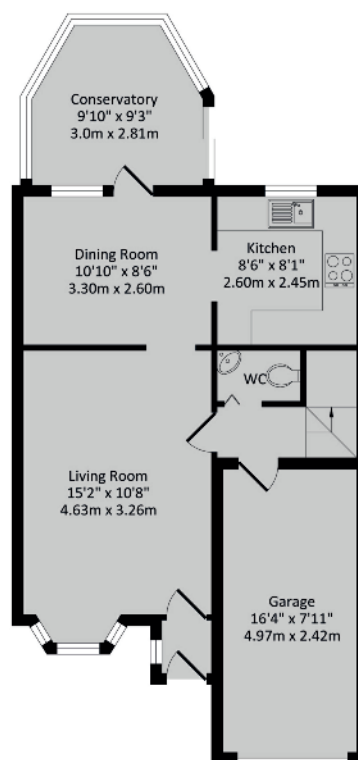
Services: All Council Tax Banding: D
Authority: Cherwell District Council
Directions: From Banbury Cross proceed east through the High Street and into George Street; continue over the traffic lights to the next set of traffic lights and turn left into Lower Cherwell Street. At the next set of traffic lights turn right over the railway bridge and into the Middleton Road. Continue along this road and upon passing the second mini-roundabout, take the right turn into the Priory Vale Road and Princethorpe Drive is the second turning on the left hand side.



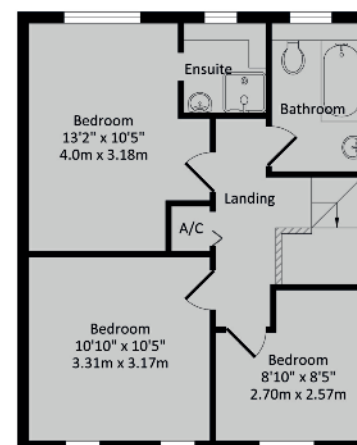




Ground Floor
 628 sq.ft. (58.30 sq.m.) approx.



First Floor
 462 sq.ft. (42.90 sq.m.) approx.



TOTAL APPROX. FLOOR AREA 1090 sq.ft. (101.20 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.

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