



89 Delapre Drive, Banbury, Oxon OX16 3WS  
£350,000

Stanbra  
Powell

Estate Agents  
Valuers  
Property Lettings





*Well presented three bedroom property located within an easy walking distance of the town centre and railway station.*

Entrance hall | Downstairs cloakroom | Living room | Kitchen | Dining room | Conservatory | Garage storage | Three good size bedrooms | Bathroom | Garden

Located within easy walking distance of the town centre, railway station as well as many other amenities, is this well presented three bedroom detached home. The property benefits from two reception rooms, kitchen, conservatory, three well-proportioned bedrooms, and family bathroom. The property also benefits from a good sized rear garden and off road parking.

### Ground Floor

Entrance via composite front door to entrance hallway.

**Entrance hallway:** Door to cloakroom.

**Cloakroom:** Two piece white suite comprising low level WC, wash hand basin. Radiator. Tiling to splashback areas. UPVC double glazed obscured window to the side aspect. Wall mounted fuse box.

**Living room:** Spacious living room with stairs rising to first floor. Understairs storage cupboard. Radiator. UPVC double glazed bay window to the front aspect.

**Kitchen:** A range of modern base and eye level units. Laminate worktop. Built-in sink unit. Built-in appliances include oven, 5 ring gas hob and extractor hood, fridge/freezer, as well as plumbing and space for washing machine and dishwasher. Cupboard housing glow worm boiler. Tiling to splashback areas. Double glazed wooden window into conservatory, through then into the dining room.

**Dining room:** Ample space for table and chairs. Laminate wood flooring. Radiator. Sunken spotlights. Door to garage storage area with metal up and over door to front.

**Conservatory:** Built of brick and UPVC construction with polycarbonate roof. Real wood flooring. Plug-in electric panel heater. Windows on two sides, with double doors opening out onto the rear garden.

### First Floor

**Landing:** Access to loft.

**Bedroom one:** Good sized double bedroom with two UPVC double glazed windows to the front aspect. Radiator. Built-in wardrobe with sliding doors and overstairs storage cupboard with hanging rail.

**Bedroom two:** Spacious double bedroom with UPVC double glazed window overlooking the rear garden. Two radiators. UPVC double glazed dormer window to the front aspect.

**Bedroom three:** Laminate wood flooring. UPVC double glazed window overlooks the garden. Radiator.

**Bathroom:** Three piece white suite comprising low level WC, wash hand basin and P-shaped bath with shower over. Fully tiled walls. Heated towel rail. UPVC double glazed obscured window to the rear aspect.

### Outside

**Front: Driveway** for one vehicle, the rest being laid to lawn which could be enlarged for more vehicles if required.

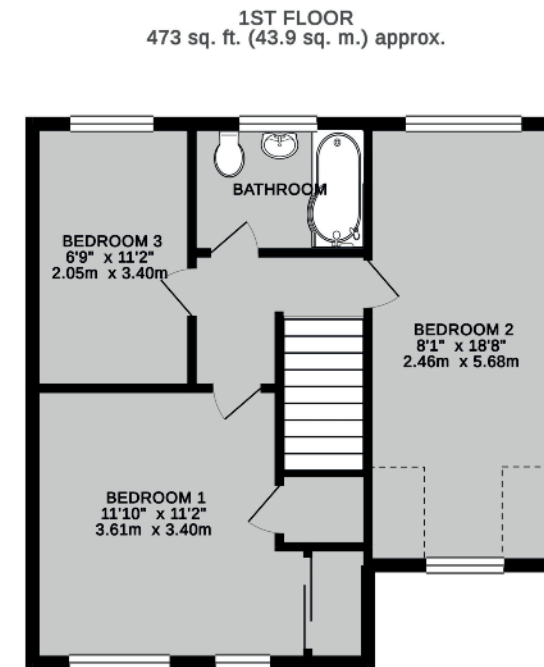
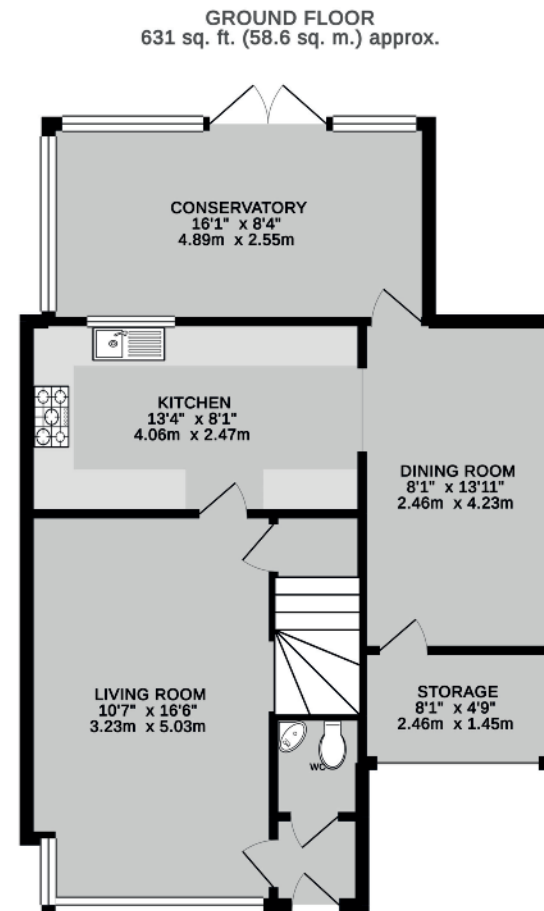
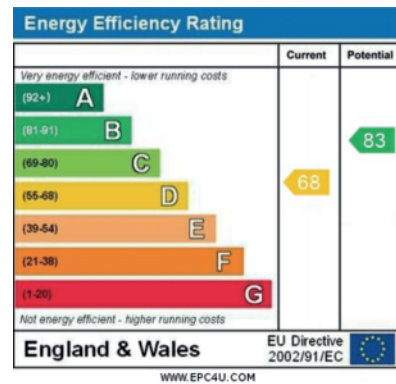
**Rear garden:** Stepping out onto a large patio area, the garden has a west facing aspect, the rest being laid to lawn. There is a secondary patio area at the rear of the garden, as well as gated side access. Outside tap. The garden is enclosed by timber panel fencing. Timber built shed.

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

**Directions:** From Banbury Cross proceed north to the main traffic lights and continue over into the Southam Road, at the first large roundabout take the right turn heading towards the motorway and continue over the second roundabout. Take the right turn into Ermont Way and at the next roundabout, turn right into Middleton Road, right into Daventry Road and Delapre is the second right hand turn.







TOTAL FLOOR AREA : 1103 sq. ft. (102.5 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.  
 Made with Metropix ©2019

**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



5/6a Horsefair, Banbury,  
 Oxon OX16 0AA

t: 01295 221100

e: post@stanbra-powell.co.uk

**stanbra-powell.co.uk**

