



36 Daimler Avenue, Banbury, Oxon OX16 1EB
£240,000 Freehold

**Stanbra
Powell**

Estate Agents
Valuers
Property Lettings

Two bedroom staggered terrace property in a popular location.

Entrance porch | Living room | Dining room | Kitchen |
Two bedrooms | Bathroom | Rear garden | Garage in a block |
No onward chain

Located in the popular Hillview area of Banbury, on the north side of town, is this two bedroom staggered terraced property benefiting from living room, dining room, kitchen, two bedrooms, bathroom, pleasant rear garden and garage in a nearby block. The property is being sold with no onward chain.

Ground Floor

Entrance via double glazed door to entrance porch.

Entrance porch: Cupboard housing the boiler and fuse box. Double glazed door into the living room.

Spacious living room: Floor-to-ceiling double-glazed window to the front aspect. Laminate wood flooring. Wall mounted radiator.

Dining room: Space enough for a dining table and chairs. Wall mounted radiator. Laminate wood flooring. Stairs rise to the first floor. Floor-to-ceiling window overlooks the rear garden.

Kitchen: A range of base and high level units. Laminate worktop. Built-in sink unit, 4 ring gas hob, extractor and cooker. Plumbing and space for washing machine and full-height fridge/freezer. Tiling to splashback areas. Laminate tile effect flooring. Window and door open up onto rear garden.

First Floor

Landing: Access to all first floor accommodation. Loft hatch.

Bedroom one: Large double bedroom with wall-mounted radiator and large double glazed window to the front aspect, providing a significant amount of light.

Bathroom: Three piece white suite comprising low level WC, wash hand basin, and panel bath with electric shower over. Double glazed obscured window to rear aspect. Wall mounted radiator.

Bedroom two: Single bedroom with double-glazed window overlooking rear garden. Wall mounted radiator. Large storage cupboard.

Outside

Front: Mostly laid to lawn, with pathway leading to front door.

Rear garden: Stepping out onto a shingled area, with the rest of the garden being mostly laid to lawn with a small flowering shrub border. The garden is enclosed by timber panel fencing and has gated rear access, which leads to a parking area.

Single garage: In a near by block. Metal up-and-over door.

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

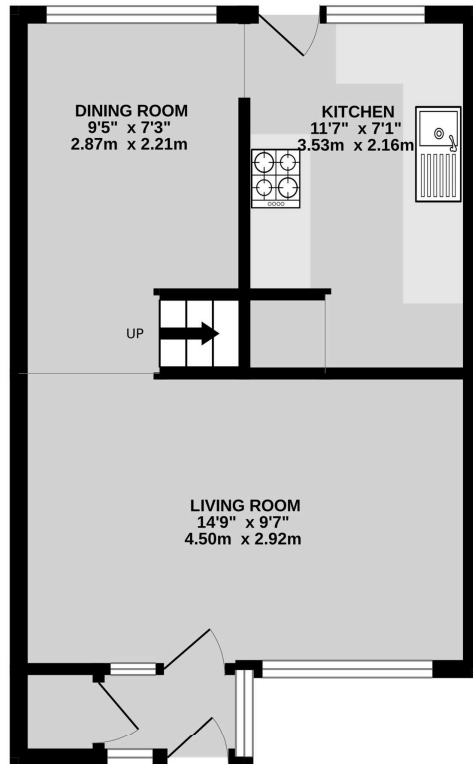
Directions: From Banbury Cross proceed north to the traffic lights, taking the left turn into the B4100 Warwick Road. At the second roundabout take the right turn into Ruscote Avenue, first left into Sinclair Avenue, first right into Hillview Crescent and first right into Nuffield Drive. Continue to the end of this road and Daimler Avenue is on the left hand side.



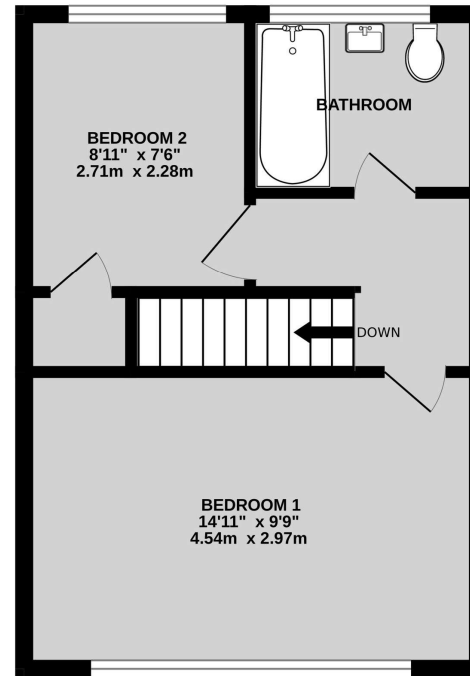


Score	Energy rating	Current	Potential
92+	A		
81-91	B		91 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR
342 sq.ft. (31.8 sq.m.) approx.



1ST FLOOR
321 sq.ft. (29.8 sq.m.) approx.



TOTAL FLOOR AREA : 663 sq.ft. (61.6 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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