



12 Nuffield Drive, Banbury, Oxon OX16 1BX
£295,000 Freehold

**Stanbra
Powell** | Estate Agents
Valuers
Property Lettings





Three bedroom, semi-detached home in popular location.

Entrance hallway | Living/dining room | Kitchen | Three bedrooms | Bathroom | Conservatory | Rear garden | Driveway | Garage | Views over parkland.

Located in the much sought after Hillview development on the north side of Banbury, is this three bedroom semi-detached home benefiting from living/dining room, kitchen, conservatory, three bedrooms, bathroom, rear garden, driveway and garage, and also has views over open parkland to the rear.

Ground Floor

Access via composite door to entrance hallway.

Entrance hallway: UPVC double glazed window to the side. Useful storage cupboard.

Kitchen: A range of base and eye level units with laminate worktop. Tiling to splash-back areas. Built-in sink unit as well as oven. Space for fridge/freezer. Understairs storage cupboard houses up to date metal fuse box.

Living/dining room: Living area UPVC double glazed window to the front aspect. Wall mounted radiator. Dining area space enough for dining table and chairs. UPVC double glazed sliding patio door into conservatory. Wall mounted radiator.

Conservatory: Built of brick and UPVC construction with windows on two sides and a door leading out to the side passageway. Plumbing and space for washing machine.

First Floor

Landing: Cupboard housing combination Glowworm boiler. UPVC double glazed window to the side aspect. Access to loft.

Bathroom: Three piece white suite comprising low level WC, wash hand basin, panel bath with electric shower over. Fully tiled walls. Radiator. UPVC double glazed obscured window to the rear aspect.

Bedroom two: Double bedroom with built-in wardrobe sliding mirror doors. Radiator. UPVC double glazed window overlooks rear garden and open parkland.

Bedroom one: Good sized double bedroom with UPVC double glazed window to the front aspect. Radiator.

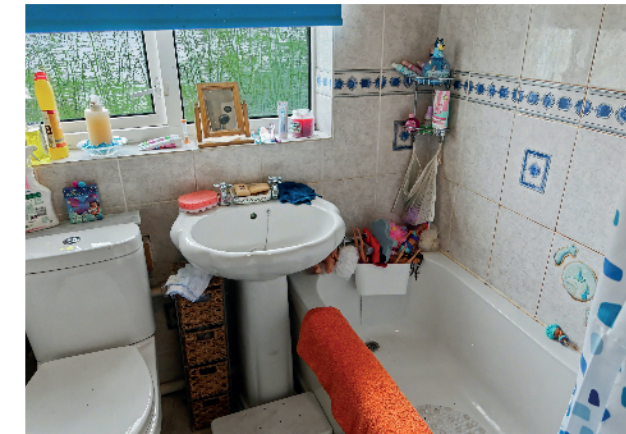
Bedroom three: Single bedroom with UPVC double glazed window to the front aspect. Radiator.

Outside

Front: Driveway for two vehicles, partly paved and partly shingled, with a flower and shrub border. Gates lead to garage.

Rear garden: Mostly laid to lawn with a paved patio pathway surrounding. The garden is enclosed mostly by timber panel fencing and hedging and there is a prefabricated concrete **single garage** with double wooden opening doors, a **driveway** that extends to the front of the property as well as an outside tap.

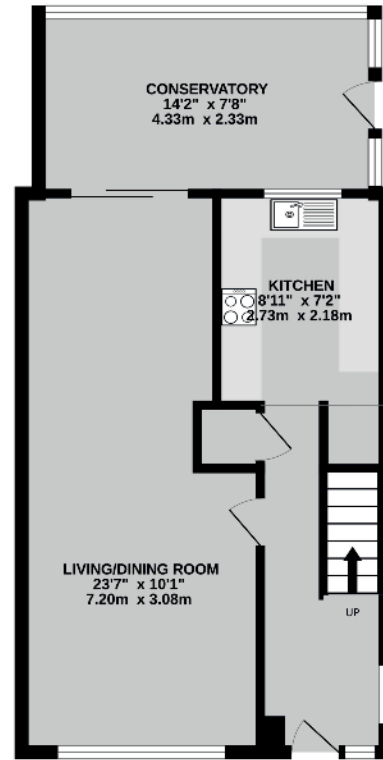
Services: All Council Tax Banding: C
Authority: Cherwell District Council
Directions: From Banbury Cross proceed north to the traffic lights, taking the left turn to the B4100 Warwick Road and continue along this road for approximately half a mile, turn right at the second roundabout into Ruscote Avenue,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



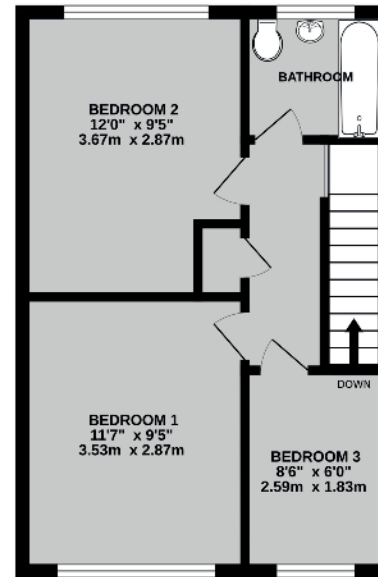




GROUND FLOOR
 471 sq.ft. (43.8 sq.m.) approx.



1ST FLOOR
 364 sq.ft. (33.8 sq.m.) approx.



TOTAL FLOOR AREA : 835 sq.ft. (77.6 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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