



12 Sussex Drive Banbury OX16 1UR  
Guide Price £362,000 Freehold

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





*An extremely well presented detached house located within close proximity of many amenities including both primary and secondary schools.*

**Entrance Hall | Living / Diner | Kitchen | Rear lobby  
| Cloaks / WC | Four first floor bedrooms |  
Bathroom | Gardens to front and rear | Driveway  
and garage**

Offered in excellent decorative order throughout, a four bedroom detached house, providing well proportioned accommodation throughout and complimented by a generous size rear garden.

**Ground Floor:**

**Entrance Hall:** Tiled flooring

**Living / Dining Room:** Dual aspect room. Stairs rising off to first floor. Windows to front aspect. Sliding doors giving access to garden. Laminate flooring.

**Kitchen:** Comprehensive range of oak fronted wall and base units. Sink unit and drainer. Complementary work surfaces. Tiling to splash back areas. Four ring gas hob. Integrated electric oven. Space and plumbing for washing machine. Space for fridge / freezer. Tiled flooring. Window over looking garden.

**Rear lobby:** Useful understairs storage cupboard. Tiled flooring. Door to side aspect.

**Cloakroom / WC:** Hand basin and vanity unit. WC. Laminate flooring.

**First Floor:**

**Landing:** Access to loft with light and partly boarded. Airing cupboard housing hot tank and immersion heater.

**Master Bedroom :** Double bedroom to front aspect.

**Bedroom 2 :** Double bedroom to rear aspect.

**Bedroom 3:** Double bedroom to front aspect.

**Bedroom 4 :** Generous single bedroom to rear aspect

**Bathroom:** Contemporary white suite comprising of, paneled bath with shower unit over. Hand basin and vanity unit. Low level WC.

**All windows and doors are UPVC double glazed.  
Gas radiator heating with radiators in all rooms.**

**Outside:**

**Rear garden:** Enclosed by close board fencing. Large area laid to lawn. Patio area. Tap. Access to front via gate. Garden measures approximately 45 ft in length.

**Front garden:** Open plan. Laid to lawn pathway to front door.  
Driveway providing off road parking for two / three vehicles leading to

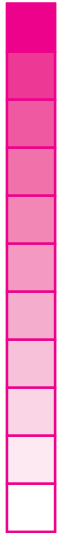
**Single Garage :** Folding up and over door. Light and power connected.

Services: ALL

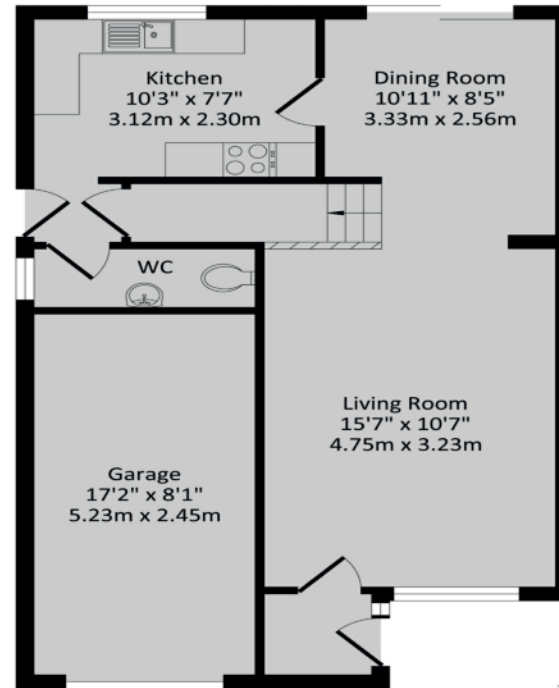
Council Tax Banding: D

Authority:Cherwell District Council.

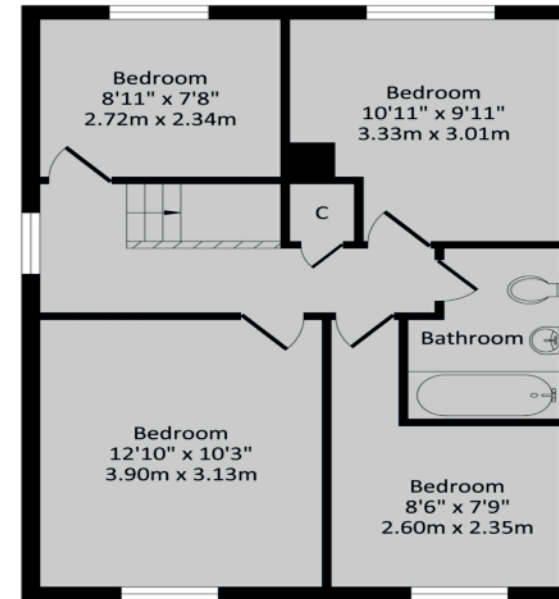




**Ground Floor**  
 566 sq.ft. (52.60 sq.m.) approx.



**First Floor**  
 516 sq.ft. (47.90 sq.m.) approx.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)		
A		
(81-91)		
B		
(69-80)		
C		
(55-68)		
D		
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
Not energy efficient - higher running costs		
	64	73

England & Wales EU Directive 2002/91/EC  
 WWW.EPC4U.COM

**TOTAL APPROX. FLOOR AREA 1082 sq.ft. (100.50 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 Any applicants must satisfy themselves with the condition of any central systems, fitted gas fires, showers or any other installations (where Also all measurements should be taken as approximate, although every care taken in their accuracy. These details contained hereon are for purposes only and do not form the basis of a

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