



9 Nuffield Drive, Banbury, Oxon OX16 1BS  
£315,000 Freehold

Stanbra  
Powell | Estate Agents  
Valuers  
Property Lettings





*An extremely well presented semi-detached house located on this sought after development within close proximity of many amenities including popular primary and secondary schools.*

**Entrance hall | Living room | Dining room | Kitchen | Three bedrooms | Bathroom | Gas radiator heating | Double glazing | Gardens to front and rear | Garage | Driveway**

Providing well-balanced accommodation throughout, a three bedroom semi-detached house complemented by an enclosed wider than average rear garden and providing scope of further extensions subject to necessary planning permissions.

#### Ground Floor

Canopy porch.  
Front door.

**Entrance hall:** Useful understairs storage cupboard. Stairs rising to first floor. Door through to living room.

**Living room:** Double glazed window to front aspect. Double doors giving access to dining room.

**Dining room:** Double glazed window overlooking garden.

From the hallway, walkway through to kitchen.

**Kitchen:** Contemporary range of wall and base units. Tiling to splashbacks areas. Bowl and a half inset sink unit and drainer. Free space and plumbing for washing machine. Space for cooker.  
Space for fridge/freezer. Door to rear. Window to side.

#### First Floor

**Landing:** Access to partly boarded loft via pull down ladder. Double glazed window to side aspect.

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

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

**Bedroom three:** Single bedroom to front aspect.

**Bathroom:** Contemporary white suite comprising of p-shaped panel bath with thermostatic shower unit over, low level WC and pedestal handbasin. Tiling to splashback areas. Heated towel rail. Wall mounted Dimplex heater. Useful store cupboard.

#### Outside

**Rear garden:** Enclosed rear garden, laid to lawn. Areas laid to slate. Patio area. Outside tap. Access front to back via wooden gate.

**Brick built single garage** attached to the house. Light and power connected. Wall mounted gas boiler for domestic hot water and central heating. Metal up and over door to front. Door to rear.

**Front:** Open-plan. Concrete **driveway** providing off road parking for one vehicle. Further area laid to shingle for two further vehicles. Pathway to front door.



Services: All  
Authority: Cherwell District Council

Council Tax Banding: C

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.

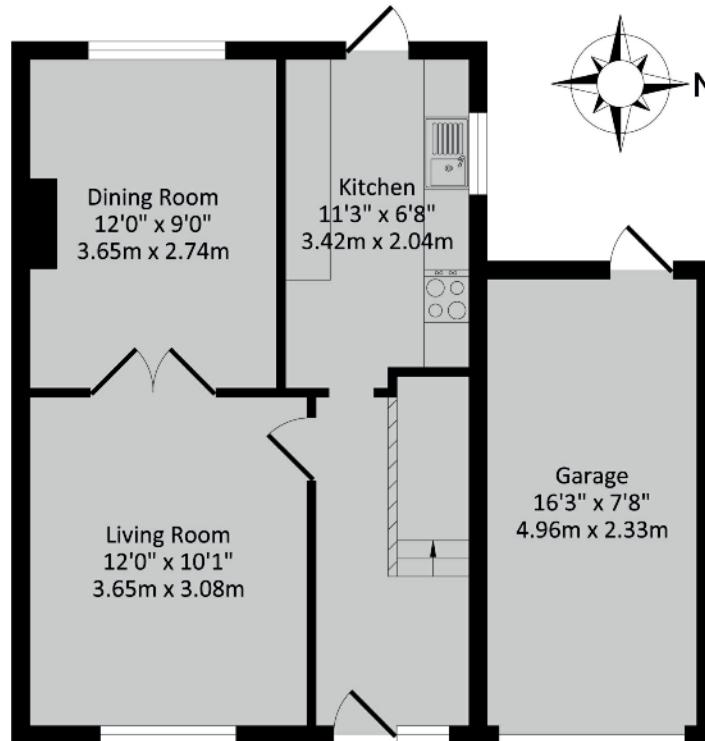






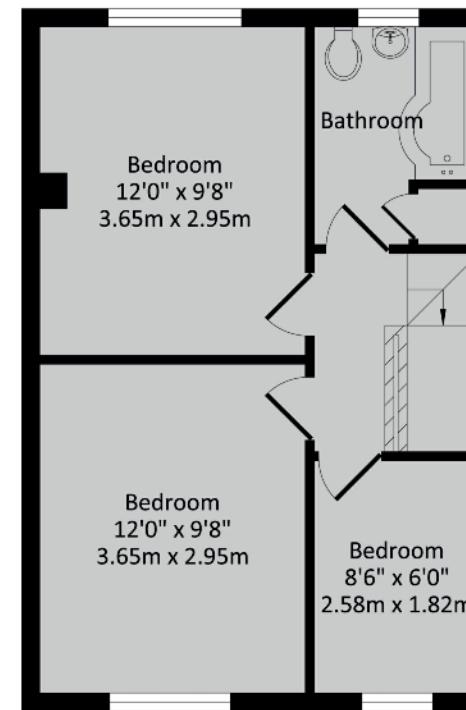
Ground Floor

524 sq.ft. (48.70 sq.m.) approx.



First Floor

389 sq.ft. (36.10 sq.m.) approx.



TOTAL APPROX. FLOOR AREA 913 sq.ft. (84.80 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.

Viewing: Through appointment with Stanbra Powell



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