



9 Wickets Way, Banbury, Oxon OX16 9XG
£325,000 Freehold

**Stanbra
Powell**

Estate Agents
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Property Lettings





A well presented newly built terraced house offered with no onward chain on this popular development on the south side of Banbury

Entrance hall | Cloakroom/WC | Living room | Kitchen/dining room | Master bedroom with en-suite | Two further bedrooms | Bathroom | Enclosed rear garden | Driveway for two vehicles to front | Double glazing | Gas radiator heating

Located on the popular Pavilions Development built by Barratt Homes, a three bedroom mid-terraced house providing well balanced accommodation, located within walking distance of many amenities including popular primary and secondary schools.

Ground Floor

Canopy porch.
Front door.

Entrance hall: Door to cloakroom.

Cloakroom: Pedestal handbasin and low level WC. Extractor fan.

Living room: Window to front. Thermostat for heating. Stairs rising to first floor. Door through to kitchen/dining room.

Kitchen/dining room: Stainless steel inset sink unit and drainer. Comprehensive range of contemporary shaker style wall and base units. Ample work surfaces. Cupboard housing Ideal gas boiler for domestic hot water and central heating. Integrated 4 ring gas hob with electric oven under, extractor over. Space for American style fridge/freezer. Free space and plumbing for washing machine. Useful understairs storage cupboard. Double glazed doors giving access to garden. Window overlooking garden.

First Floor

Landing: Useful store cupboard. Loft access, loft is insulated.

Master bedroom: Double bedroom to front aspect. Fitted wardrobe. En-suite.

En-suite: Fully tiled double width shower cubicle, pedestal handbasin and low level WC. Extractor. Further tiling to splashback areas.

Bedroom two: Double bedroom to rear aspect.

Bedroom three: To front aspect.

Bathroom: Panelled bath with mixer tap shower, pedestal handbasin and low level WC. Tiling to splashback areas.

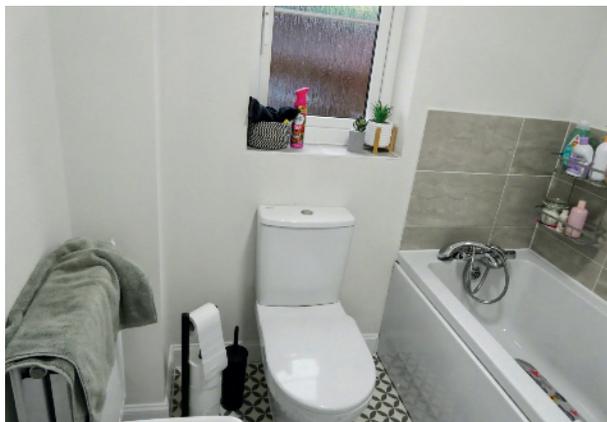
Outside

Rear garden: Enclosed by fencing. Patio area. Laid to lawn with raised flower beds. Access front to back via gate.

Front: Block paved driveway providing off road parking for two vehicles.

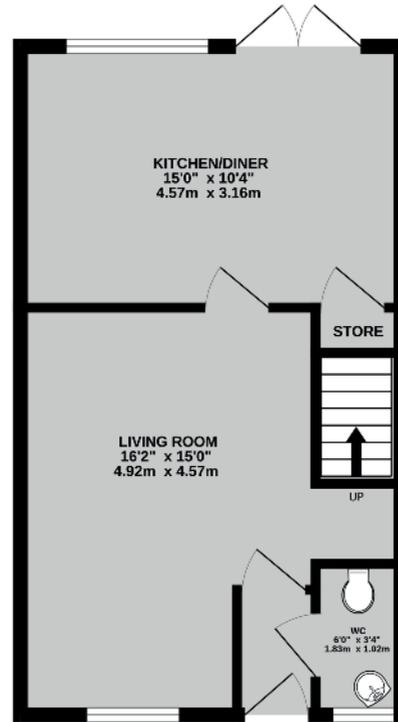
Services: All Council Tax Banding: C
Authority: Cherwell District Council



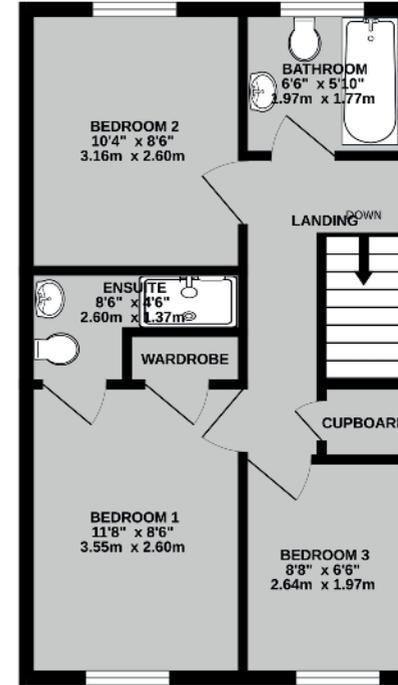




GROUND FLOOR
 398 sq.ft. (36.9 sq.m.) approx.



1ST FLOOR
 398 sq.ft. (36.9 sq.m.) approx.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)		
A		
(81-91)		
B	91	91
(69-80)		
C		
(55-68)		
D		
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
WWW.EPC4U.COM		

TOTAL FLOOR AREA: 795 sq.ft. (73.9 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.

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