



18 Daimler Avenue, Banbury, Oxon OX16 1EB
£235,000 Freehold

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





A well presented terraced house located on this popular development within close proximity of many amenities.

Entrance porch | Living room | Separate dining room | Kitchen | Conservatory | Two bedrooms | Bathroom | Enclosed rear garden | Garden to front | Garage in nearby block | Off street parking to the rear | Gas radiator heating

Providing generous size accommodation throughout, a two bedroom terraced house benefiting from a conservatory and garage. The property is offered for sale with no onward chain.

Ground Floor

Front door.

Entrance porch. Cupboard housing Worcester gas boiler for domestic hot water and central heating. Door through to living room.

Living room: Parquet wood flooring. Double glazed window to front. Door to dining room.

Dining room: Parquet wood flooring. Stairs rising to first floor.

Walkway through to kitchen.

Kitchen: Inset sink unit and drainer. Range of contemporary wall and base units. Integrated induction hob. Electric oven. Tiling to splashback areas. Tiled flooring. Useful understairs storage. Free space and plumbing for washing machine. Door through to conservatory.

Conservatory: UPVC construction with polycarbonate roof. Double glazed door giving access to the garden.

First Floor

Landing: Access to loft via pull down ladder.

Master bedroom: Generous double bedroom to front aspect.

Bedroom two: Generous single bedroom to rear aspect. Airing cupboard housing hot water tank and immersion heater.

Bathroom: White suite comprising of panelled bath, pedestal handbasin and low level WC. Electric Triton shower. All walls are fully tiled. Tiled flooring. Heated towel rail.

Agents Note

All windows are double glazed with exception of the internal dining room window.
Gas radiator heating.

Outside

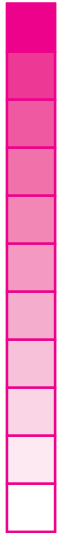
Rear garden: Enclosed by fencing. Low maintenance laid to shingle and decking. Patio. Gate to the rear leading to garage.

Single garage: In a block. Prefabricated construction with up and over door.
Further off street parking available.

Front: Open-plan laid to lawn. Pathway to front 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.





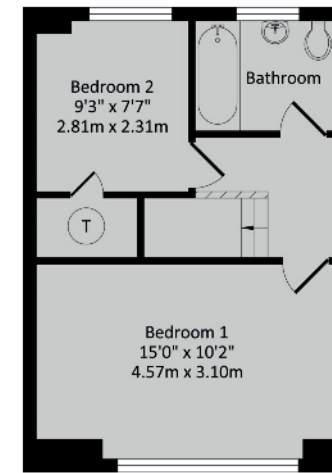
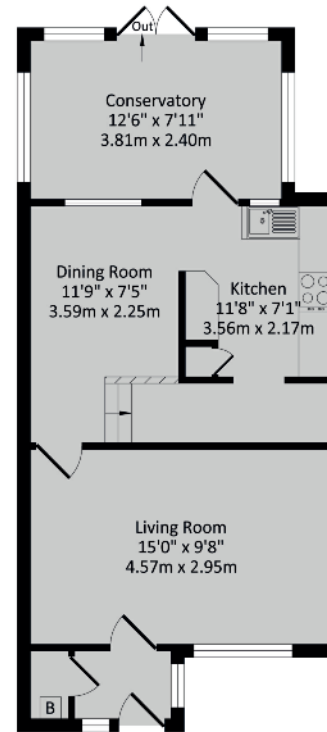
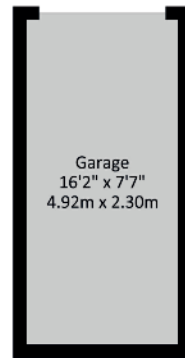
Garage
 122 sq.ft. (11.30 sq.m.) approx.

Ground Floor
 455 sq.ft. (42.30 sq.m.) approx.

First Floor
 326 sq.ft. (30.30 sq.m.) approx.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



TOTAL APPROX. FLOOR AREA 903 sq.ft. (83.90 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.

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