



71 Riley Drive, Banbury, Oxon OX16 1PD  
£365,000 Freehold

**Stanbra  
Powell** Estate Agents  
Valuers  
Property Lettings





*A well maintained detached house complemented by a mature and established rear garden, located on this popular area of town within close proximity of many amenities.*

**Entrance porch | Entrance hall | Cloakroom | Living room | Dining room | Kitchen/breakfast room | Master bedroom with en-suite | Two further first floor double bedrooms | Bathroom | Gardens to rear and side | Driveway | Garage**

Providing well-balanced accommodation throughout and complemented by a mature and established rear garden, a three bedroom detached house with garage and driveway benefiting from three double bedrooms.

### Ground Floor

Double glazed door leads to porch.

**Entrance hall:** Stairs rising to first floor. Understairs storage cupboard.

**Cloakroom:** Handbasin with inset vanity unit and low level WC. Tiling to splashback areas.

**Living room:** Feature fireplace and open hearth. Double glazed window overlooking garden. Archway through to separate dining room.

**Dining room:** Windows and doors overlooking garden.

Door through to kitchen/breakfast room.

**Kitchen/breakfast room:** Also access via hallway. Bowl and a half inset sink unit and drainer. Comprehensive range of wall and base units. Tiling to splashback areas. Ample work surfaces. 4 ring gas hob with double oven and grill under, extractor over. Free space and plumbing for washing machine. Space for dishwasher. Wall mounted Worcester gas boiler for domestic hot water and central heating. Tiled flooring. Door to side aspect.

### First Floor

**Landing:** Access to insulated loft. Airing cupboard housing hot water tank and immersion heater.

**Bedroom one:** Double bedroom with fitted wardrobes. Box bay window to front aspect.

**En-suite:** Shower cubicle, pedestal handbasin and low level WC. All walls are fully tiled. Tiled flooring. Heated towel rail. Shaver socket.

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

**Bedroom three:** Double bedroom to rear aspect. Fitted wardrobes.

**Bathroom:** Coloured suite comprising of panel bath, pedestal handbasin and low level WC. Tiling to splashback areas. Useful store cupboard over stairwell. Shaver socket and light.

### Agents Note

UPVC double glazing.  
Gas radiator heating.

### Outside

**Rear garden:** Enclosed rear garden. Predominantly laid to lawn. Well stocked with flowers, shrubs and bushes. Areas laid to shingle. Tree. Patio areas. Garden to three sides. Hardstanding for shed. Hardstanding for greenhouse. Access front to back via wooden gate. Garden measures 45 ft width. Outside tap.

**Front:** Areas laid to shrubs and bushes. Area laid to shingle. Pathway to front door.

**Driveway** leading to garage. (Driveway installed approximately 3 years ago).

**Garage:** Brick construction with electric remote control up and over door. Pitched roof for further storage. Light and power connected.

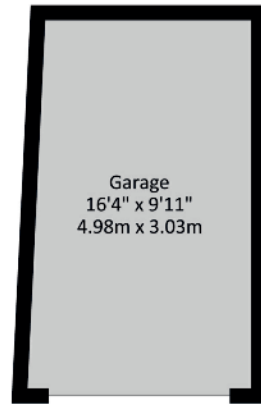
**Services:** All Council Tax Banding:  
Authority: Cherwell District Council

**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 and Riley Drive is the third turning on the left.

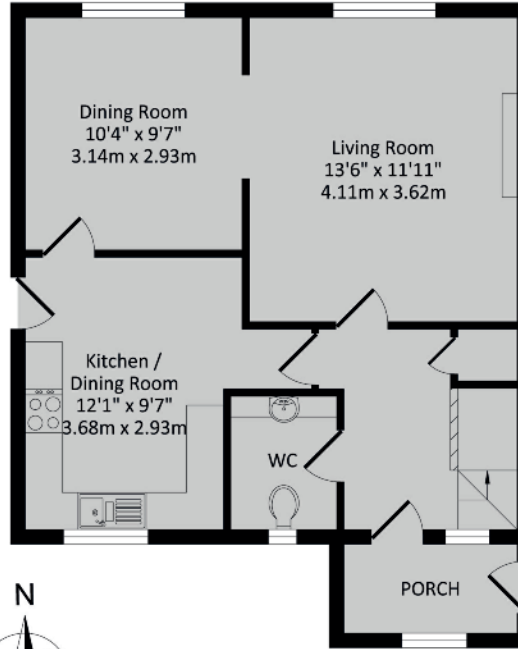




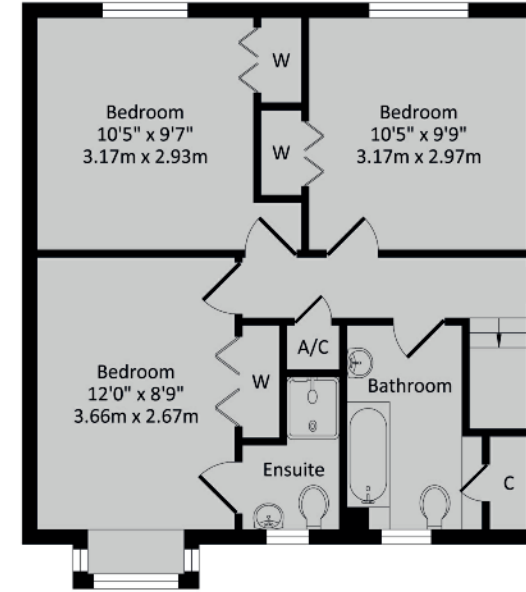
Garage  
156 sq.ft. (14.50 sq.m.) approx.



Ground Floor  
531 sq.ft. (49.30 sq.m.) approx.



First Floor  
504 sq.ft. (46.80 sq.m.) approx.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	62 D	72 C
39-54	E		
21-38	F		
1-20	G		



TOTAL APPROX. FLOOR AREA 1191 sq.ft. (110.60 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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