



49 Sussex Drive, Banbury, Oxon. OX16 1UR
£260,000 Freehold

**Stanbra
Powell**

Estate Agents
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Property Lettings





An enlarged terraced house, overlooking pleasant green area to front offered with no onward chain.

Living room | Kitchen | Dining room/garden room | Three first floor bedrooms | Shower room | UPVC double glazing | Gas central heating | Gardens to front and rear | Workshop to rear of garden | Allocated parking

Located within comfortable walking distance of many amenities, a three bedroom mid-terrace house complemented by a private rear garden and large workshop. The property provides a well balanced accommodation throughout.

Ground Floor

Front door leads to **living room**, stairs rising off to first floor. Tiled flooring, box bay window to front aspect, useful under stairs storage cupboard. Door through to:

Kitchen: Four and a half inset sink unit and drainer, range of white fronted wall and base units, tiling splashback areas, ample work surfaces. Tiled flooring, walkway through to:

Dining room/garden room: Cupboard housing gas boiler for domestic hot water and central heating. Tiled flooring. Doors giving access to the garden.

First Floor

Landing: Access to loft via pull down ladder. Airing cupboard housing hot tank and immersion heater.

Bedroom one: Double bedroom to rear aspect.

Bedroom two: Is to front aspect with fitted wardrobe.

Bedroom three: Is to front aspect.

Shower room: Modern white suite comprising of fully tiled shower cubicle, hand basin with inset vanity unit, low level WC, all walls fully tiled, tiled flooring, heated towel rail.

Agents Notes: Windows are all UPVC double glazed, gas radiator heating.

Outside

Rear garden: To the rear of the property is an enclosed private garden laid to patio and artificial lawn. Outside tap, gate to rear. Also in the garden is a workshop of brick and timber construction with electric roller door, light and power. Connected door giving access to the garden.

Front: Open plan laid to lawn pathway to the front door.

Allocated parking bay to rear of property. (Access via Romney Road)

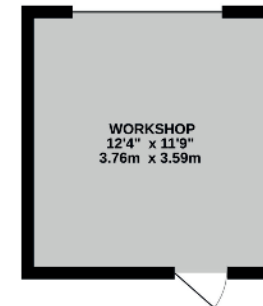
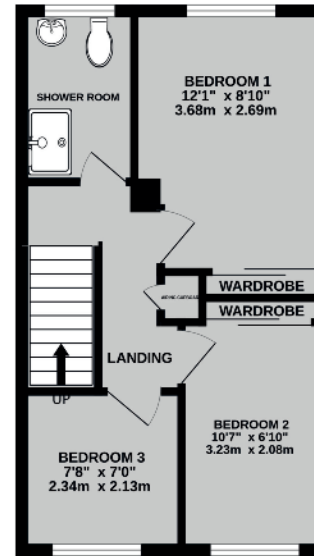
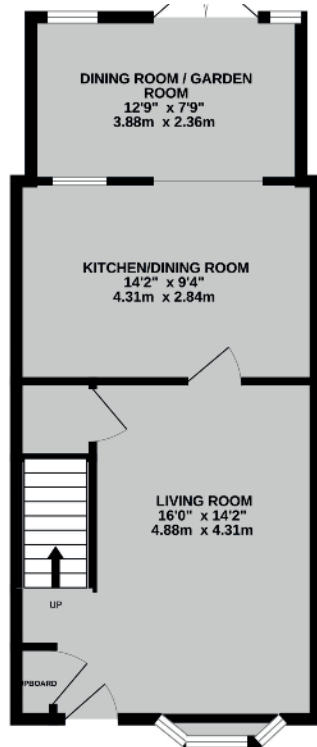
Services: All **Council Tax Banding:** B
Authority: Cherwell District Council

Directions: From Banbury Cross proceed north to the main traffic lights, taking the left turn into the B4100 Road. After approximately one mile turn right into Highlands; continue along this road taking the first right turn into Sussex Drive.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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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Viewing: Through appointment with Stanbra Powell



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