



9 Sussex Drive, Banbury, Oxon OX16 1UP
£270,000 Freehold

**Stanbra
Powell**

Estate Agents
Valuers
Property Lettings

Extremely well presented three bedroom home

Living room | Refitted kitchen/dining room | Three bedrooms | Refitted bathroom | Landscaped rear garden | Allocated parking | Gas central heating | Double glazing

Located on the north side of Banbury within easy access of many amenities, including shops and schools, is this well presented three bedroom end of terraced home overlooking a green area. The property benefits from a good sized living area, kitchen/dining room, three bedrooms and a bathroom, as well as a landscaped rear garden and allocated parking to the rear.

Ground Floor

Under cover porch area. Double glazed door to the main living area.

Living room: Cupboard houses electric fuse box. Stairs rising to first floor. Two radiators. UPVC double glazed bay window to front aspect. Laminate wood flooring. Large understair storage cupboard.

Refitted kitchen/dining room: Range of modern base and eye level units. Laminate worktop. Tiling to splashback areas. Built-in stainless steel sink unit, as well as oven, 4 ring electric hob with extractor above. Built-in dishwasher and washing machine. Space and plumbing for full height fridge/freezer and dryer. This area could also be used for a dining table and chairs. Tiled flooring. UPVC double glazed window to rear aspect. UPVC double glazed door opening up onto a rear patio. Radiator. Sunken spotlights.

First Floor

Landing: Access to all first floor accommodation. Airing cupboard with additional shelving, Access to loft via pull down ladder, light and boarded. The boiler is housed in the loft area.

Bedroom one: Double bedroom with UPVC double glazed window overlooking the rear garden. Radiator.

Bedroom two: UPVC double glazed window to front aspect. Radiator.

Bedroom three: Radiator. UPVC double glazed window to front aspect.

Bathroom: Refitted white suite comprising low level WC, washhand basin with built-in storage cupboard underneath. Panel bath with rainfall shower over and separate shower attachment. Heated towel rail. UPVC double glazed obscured window to rear aspect. Tiling to splashback areas.

Outside

Front: Mostly laid to shingle with a pathway leading to the front door.

Rear garden: Paved patio area, steps lead to the main part of the garden, with a pathway through the centre, decked seating area. Hardstanding for shed. The garden is enclosed by timber panel fencing. Storage around the side of the property. Gated rear access leads to the **parking area**, where there is **allocated parking** directly behind the fence for one vehicle.

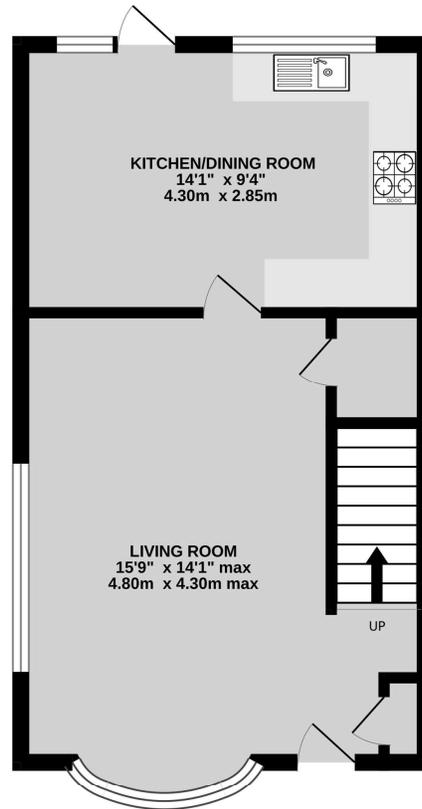
Services: All Council Tax Banding: B
Authority: Cherwell District Council

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.

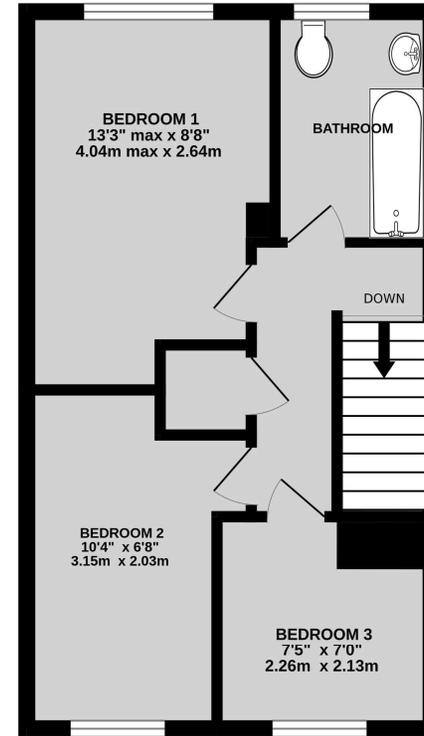




GROUND FLOOR
361 sq.ft. (33.5 sq.m.) approx.



1ST FLOOR
348 sq.ft. (32.4 sq.m.) approx.



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs:</i>			
(92+)	A		87
(81-91)	B		
(69-80)	C		
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			

TOTAL FLOOR AREA: 709 sq.ft. (65.9 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.
Made with Metropix ©2026

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.

5/6a Horsefair, Banbury,
Oxon OX16 0AA

t: 01295 221100

e: post@stanbra-powell.co.uk

Viewing: Through appointment with Stanbra Powell



stanbra-powell.co.uk

