



39 Delapre Drive, Banbury, OX16 3WP

Guide Price £440,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

Delapre Drive is a beautifully presented 4 bedroom detached home with lovely garden, garage and driveway parking.

Accommodation comprises entrance hall, cloak room, living room with bay window, dining room with French doors opening onto the conservatory which in turn leads on to a lovely rear garden, kitchen and separate utility room.

On the first floor there are 4 bedrooms. master bedroom with ensuite and a bathroom.

Garage with driveway parking and gated side access to the rear garden.

Rear garden has been updated by the current owners to create a relaxing environment to spend your free time.

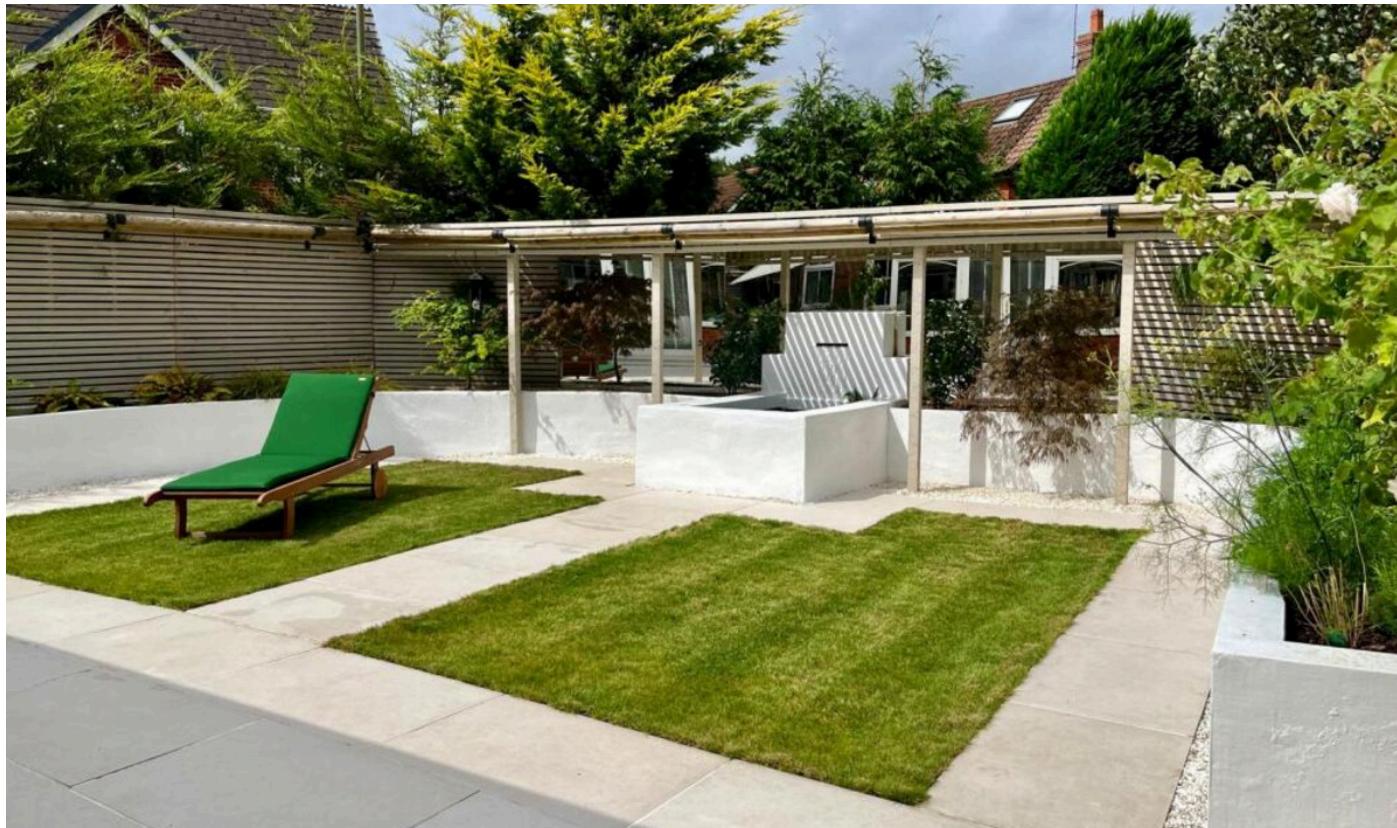
Material information to note:

- All mains services connected
- OFCOM checker indicates that standard, superfast and ultrafast broadband is available.
- OFCOM checker indicates that mobile coverage is good inside & out with EE & Three, Good (Outdoor only) with O2 & variable inside and good outside with Vodafone.

Council Tax Band: E

EPC Rating: D





Key Features

- Detached
- Four bedrooms
- Ensuite to master bedroom
- Living room
- Dining room
- Kitchen & utility
- Bathroom
- Garden
- Garage with driveway parking

The Location

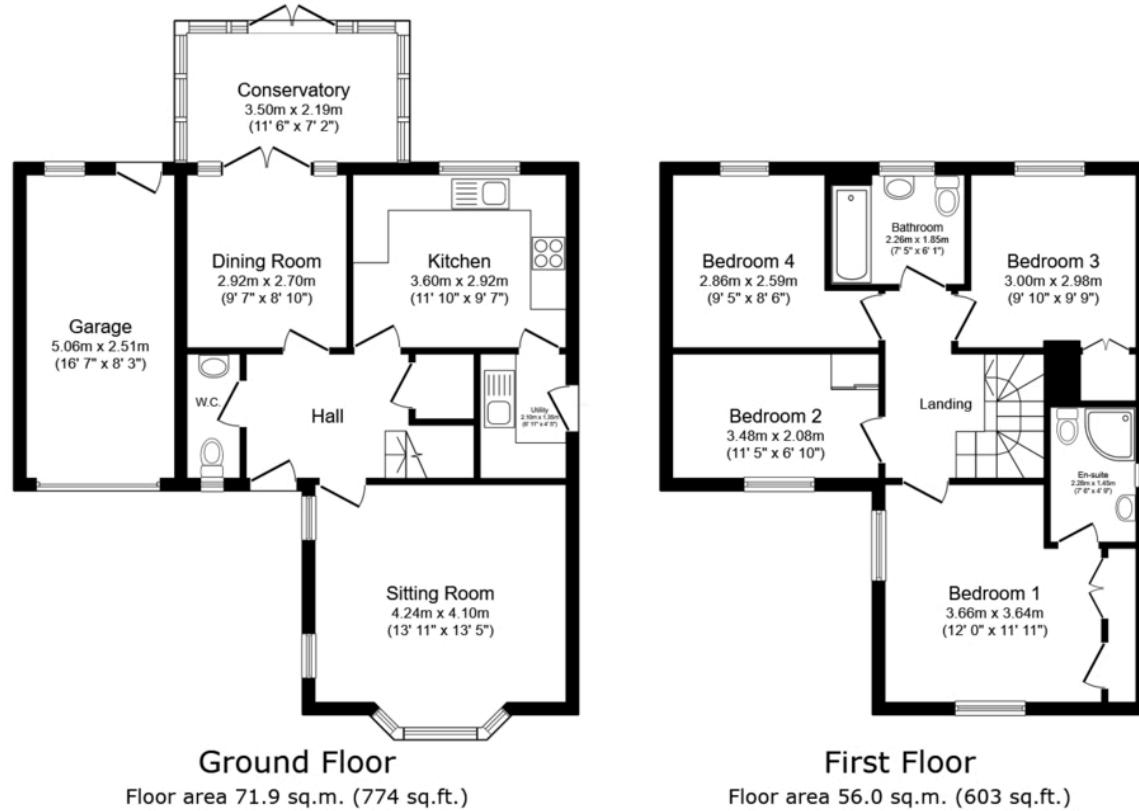
Banbury is a bustling town centre which offers a range of independent shops, vibrant market and a host of culinary delights, from traditional pubs to trendy cafes. Close by is Broughton Castle, Sulgrave Manor & Garden and an ideal base for touring the Cotswolds, Shakespeare's Stratford Upon Avon, Warwick and Oxford. The town has a modern shopping centre which blends with the old shopping streets. Additionally, Banbury's excellent transport links make it an ideal location for commuters.



Thomas Merrifield and their clients give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representations of fact.

2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Thomas Merrifield have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



Total floor area: 128.0 sq.m. (1,377 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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