



9 Lawrence Close, Banbury, Oxon OX16 2DR
£339,950 Freehold

**Stanbra
Powell**

Estate Agents
Valuers
Property Lettings

Three bedroom semi-detached home.

Entrance hallway |Downstairs cloakroom |Living room |
Kitchen/dining room|Three bedrooms, en-suite to master
|Bathroom |Rear garden |Driveway |Allocated parking

Located on the north side of town in a cul-de-sac location is this three bedroom semi-detached home built by Bellway Homes in 2021. The property benefits from living room, kitchen/dining room, downstairs cloakroom, three good sized bedrooms with en-suite to master, family bathroom, pleasant rear garden, allocated parking to the front for two vehicles.

Ground Floor

Entrance via front door to entrance hallway.

Entrance hallway: Amtico flooring. Stairs rising to first floor.

Radiator. Large understairs storage cupboard.

Cloakroom: Two piece white suite comprising level of WC and washhand basin. Wall mounted radiator. Tiling to splashback areas. Extractor fan.

Living room: Amtico flooring. UPVC double glazed windows to front and side aspects. Two radiators.

Kitchen/dining room: A range of base and eye level units. Laminate worktop. Built-in sink unit. Other built-in appliances include washing machine, dishwasher, gas hob with extractor hood above, fridge/freezer and oven. Tiling to splashback areas. Amtico flooring. Space enough for a dining table and chairs. Radiator. UPVC double glazed window overlooks rear garden, double glazed double doors open up onto rear patio.

First Floor

Landing: Access to all first floor accommodation. Loft hatch. Large storage cupboard.

Bedroom one: Spacious double bedroom with UPVC doubleglazed window to the rear aspect. Radiator. Door to en-suite.

En-suite: Three piece suite comprising WC, washhand basin and double shower cubicle with Bar shower over. Tiling to splashback areas. UPVC double glazed obscured window to side aspect.

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

Bedroom three: Single bedroom with UPVC double glazed window to rear aspect. Radiator.

Bathroom: Three piece white suite comprising low level WC, washhand basin, panel bath with Bar shower over. Tiling to splashback areas. UPVC double glazed obscured window to front aspect. Radiator.

Agents Note

There is a yearly service charge of £120.00.

Outside

Front: Pathway leading to front door. Laid to lawn areas on either side.

Block paved driveway for two vehicles.

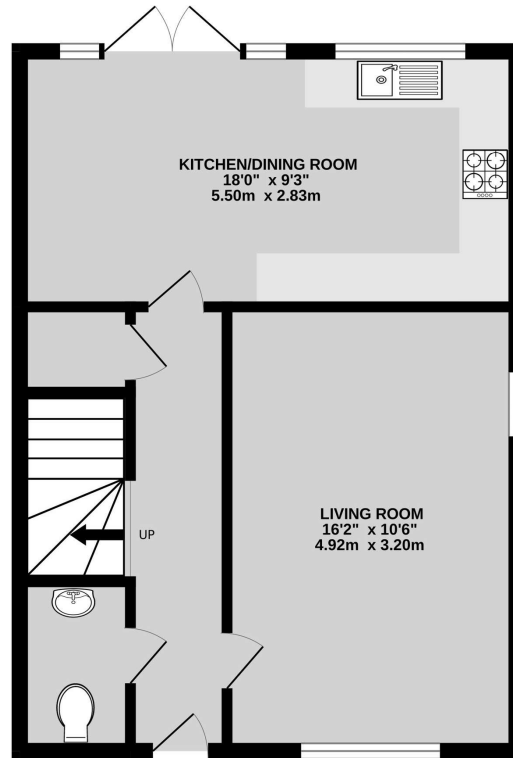
Rear garden: Stepping out onto small patio area. The rest is laid to lawn with a pathway around the side leading to a shed. The garden is enclosed by timber panel fencing and has gated side access and an outside tap.

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

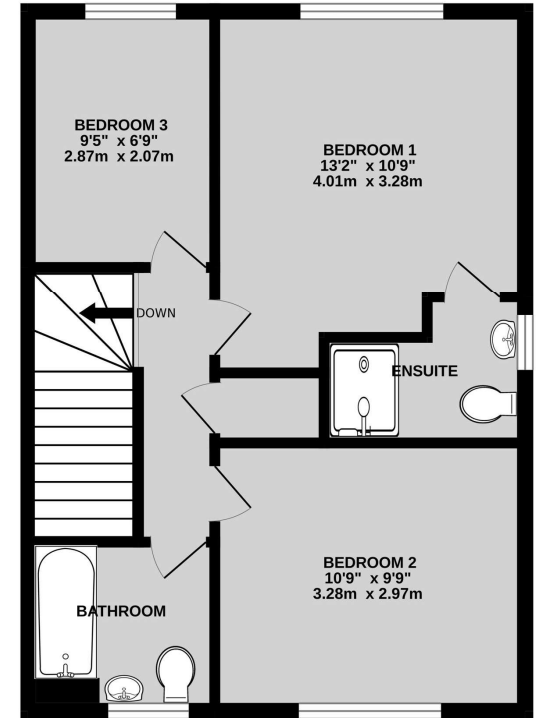




GROUND FLOOR
458 sq.ft. (42.6 sq.m.) approx.



1ST FLOOR
456 sq.ft. (42.4 sq.m.) approx.



Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

TOTAL FLOOR AREA : 915 sq.ft. (85.0 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.
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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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