



47 Neithrop Avenue, Banbury, Oxon OX16 2NT  
Guide Price £375,000 Freehold

**Stanbra  
Powell**

Estate Agents  
Valuers  
Property Lettings

## *Greatly extended three bedroom semi-detached home.*

Entrance hallway | Living room | Dining/family room| Utility room |Downstairs shower room | Kitchen| Three bedrooms | Bathroom | Good size rear garden | Driveway

Located within an easy walking distance of the town centre, is this greatly extended three bedroom semi-detached home. The property benefits from living room, dining/family room, kitchen, downstairs shower room, utility room, three bedrooms, family bathroom, and a good size rear garden, as well as parking to the front.

### Ground Floor

Composite door to entrance hallway.

**Entrance hallway:** Tiled flooring. Stairs rising to first floor. Understairs storage cupboard. Vertical wall mounted radiator.

**Living room:** UPVC double glazed bay window to the front aspect. Radiator.

**Dining/family room:** Tiled plank effect flooring. Understairs storage cupboard. Radiator.

Door leading to downstairs shower room, and utility room. Double doors lead into kitchen.

**Downstairs shower room:** Three piece white suite comprising of low level WC, wash handbasin, double shower cubicle with rainfall shower over and separate shower attachment. Fully tiled walls and flooring. UPVC double glazed obscured window to the side aspect. Wall mounted heated towel rail.

**Utility room:** Range of base and eye level units. Laminate worktop. Built-in sink unit. Space and plumbing for washing machine and dryer. Gas hob with extractor hood above. Cupboard housing boiler, which was installed in 2023. Tiled plank effect flooring. UPVC double glazed door to side. Passageway.

**Kitchen:** Range of modern base and eye level units on a central island, Granite worktops. Built-in sink unit. Double oven, microwave, coffee machine, 5 ring burner hob with extractor hood above. Space for American style fridge freezer. Tiled flooring. Double glazed bi-fold doors lead onto rear patio.

### First Floor

**Landing:** Access to all first floor accommodation. Double glazed window to side aspect. Access to loft.

**Main bedroom:** Double bedroom with UPVC double glazed window to the front aspect. Radiator.

**Bedroom two:** Double bedroom with UPVC double glazed window overlooking rear garden. Radiator.

**Bedroom three:** Single bedroom with UPVC double glazed window to the front aspect. Radiator.

**Bathroom:** Three piece white suite comprising low level WC, wash handbasin and panel bath with a shower over. UPVC double glazed window to the side aspect. Tiled flooring.

### Outside

**Front:** Driveway providing parking for two vehicles.

**Rear garden:** West facing aspect. Large patio area. The rest of the garden is mostly laid to lawn with a central pathway leading to the rear. Gated side access. The garden is enclosed by timber panel fencing. External power socket, outside tap, outside lighting.

### Agents Note

The property was rewired in 2019.  
Windows were replaced in 2019.

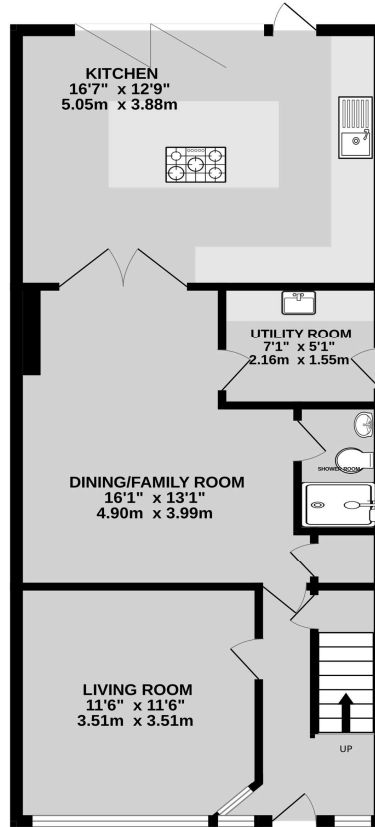
Services: All                      Council Tax Banding: C  
Authority: Cherwell District Council

**Directions:** From Banbury Cross proceed north along North Bar and proceed to the second set of traffic lights (at the crossroads). Take the left turn into the Warwick Road and continue along this road. Take the second right turn into Neithrop Avenue.

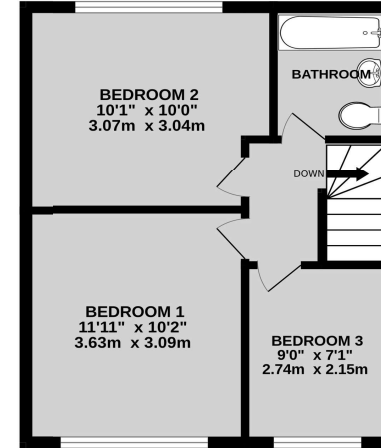




GROUND FLOOR  
659 sq.ft. (61.2 sq.m.) approx.



1ST FLOOR  
364 sq.ft. (33.9 sq.m.) approx.



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

TOTAL FLOOR AREA: 1023 sq.ft. (95.0 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.  
Made with Metropix 62026

**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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