



89 Nursery Drive, Banbury, Oxon OX16 2ND
£299,950 Freehold

**Stanbra
Powell** Estate Agents
Valuers
Property Lettings





Three bedroom semi-detached home on a popular road close to the town centre.

Entrance hallway | Downstairs cloakroom | Kitchen | Living room | Dining room | Pleasant west facing rear garden | Garage | Driveway

Located in this much sought after street, within easy walking distance of many amenities, including the town centre, is this three bedroom semi-detached home, benefiting from a large block paved driveway, L-shaped living room, dining room, kitchen, downstairs cloakroom, three well-proportioned bedrooms, bathroom, as well as a pleasant rear garden and garage.

Ground Floor

Front door under a covered porch area. UPVC double glazed door.

Entrance Hallway

Wall mounted fuse box. Wall mounted radiator. Doors to ground floor accommodation.

Downstairs Cloakroom

Two piece white suite comprising low level WC, wash hand basin, tiled splashback area, extractor fan.

Kitchen

Range of base and eye level units with laminate worktop, built-in oven, four ring electric hob with extractor hood above and stainless steel sink unit. Space and plumbing for washing machine, dishwasher, and under-counter fridge. Breakfast bar. Original serving hatch. Wall mounted Glowworm boiler fitted approximately 7 years ago. Tiled flooring. UPVC double glazed window to the front aspect. UPVC double glazed door leads to driveway. Wall mounted radiator.

Living Room

Large L-shaped living area with aluminium double-glazed sliding patio doors leading onto the rear patio area. Two double glazed aluminium frame windows to the rear aspect. Wall mounted radiator. Stairs rising to the first floor.

Dining Room

UPVC double glazed window overlooks front garden. Wall mounted radiator. Understairs storage cupboard.

First Floor

Landing: Access to all first floor accommodation. Large UPVC double glazed window to the side aspect, wall-mounted radiator. Loft hatch. Loft has a light and has a good amount of storage area.

Bedroom One

Large double bedroom with UPVC double glazed window overlooking the rear garden, wall mounted radiator.

Bedroom Two

Double bedroom with UPVC double glazed window to the front aspect, wall mounted radiator, large built-in wardrobe.

Bathroom

Three piece suite comprising low level WC, wash hand basin, panel bath with electric shower over, fully tiled walls, wall mounted radiator, UPVC double glazed window to the front aspect.

Bedroom Three

Good size single room with UPVC double glazed window overlooking rear garden, wall mounted radiator.

Outside

Block paved driveway for approximately 3-4 vehicles. The rest of the front garden is mostly laid to lawn with a flowering shrub border.

Rear Garden

With a west facing aspect. Stepping out onto a paved patio area, steps lead up to the main part of the garden, which is mostly laid to lawn. There is a further raised flower bed with mature flowers and shrubs. The garden itself is enclosed by timber panel fencing.

Garage

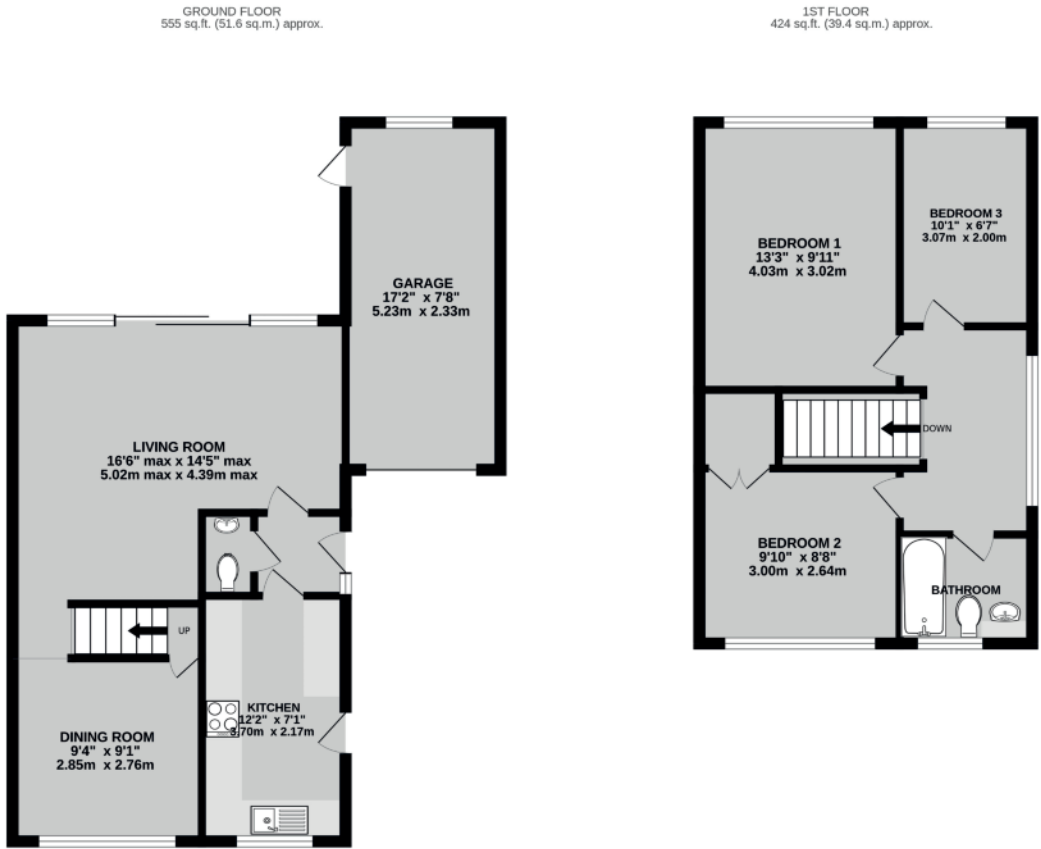
UPVC double glazed door leads to the garden. Metal up and over door. Power and light connected. Single glazed wooden framed window to the rear aspect.

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

Directions: From Banbury Cross proceed north to the main traffic lights; take the left turn into the B4100 Warwick Road and continue along this road. Opposite the garage which is on the left hand side, take the right turn into Foundry Street and continue along this road and bear left into Nursery Drive.







TOTAL FLOOR AREA: 979 sq.ft. (91.0 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	64 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.

Viewing: Through appointment with Stanbra Powell



5/6a Horsefair, Banbury,
Oxon OX16 0AA
t: 01295 221100
e: post@stanbra-powell.co.uk

stanbra-powell.co.uk

