



21 Blackwell Drive, Banbury, Oxon OX16 9PF  
£350,000 Freehold

**Stanbra  
Powell** | Estate Agents  
Valuers  
Property Lettings





*A stone built end of terraced house located on this sought after development benefiting from a private south facing rear garden.*

**Entrance hall | Cloakroom | Living room | Inner lobby |  
Kitchen/diner | Master bedroom with en-suite | Two further  
bedrooms | Bathroom | Gardens to front and rear |  
Driveway to rear**

Located on the south side of Banbury within close proximity of many amenities including popular primary and secondary schools, a well presented three bedroom end of terraced house built to a high specification in 2022.

### Ground Floor

Canopy porch.  
Front door.  
Entrance hall.

**Cloakroom:** Pedestal handbasin and low level WC. Tiling to splashback areas.

**Living room:** Double glazed window to front aspect. Useful understairs storage cupboard. Door to inner lobby.

**Inner lobby:** Stairs rising to first floor.

**Kitchen/dining room:** Comprehensive range of contemporary wall and base units. Ample work surfaces. Integrated 4 ring gas hob with stainless steel electric oven under, extractor over. Integrated fridge/freezer. Integrated dishwasher. Free space and plumbing for washing machine. Cupboard housing gas boiler for domestic hot water and central heating. Window overlooking garden. Double glazed doors giving access to garden.

### First Floor

**Landing:** Access to insulated loft. Useful store cupboard.

**Master bedroom:** Double bedroom to rear aspect with fitted wardrobe.

**En-suite:** Double width shower cubicle, pedestal handbasin and low level WC. Further tiling to splashback areas. Heated towel rail. Extractor fan. Shaver socket.

**Bedroom two:** Double bedroom to front aspect.

**Bedroom three:** Single bedroom to front aspect.

**Bathroom:** Contemporary white suite comprising of pedestal handbasin, low level WC and panel bath with thermostatic shower unit over. Complementary tiling to splashback areas. Recessed spotlights. Extractor fan.

### Agents Note

There is an annual service charge of approximately £202.00.

### Outside

**Rear garden:** Enclosed by fencing and stone walling giving a good degree of privacy. Predominantly laid to lawn, flower beds, shrubs and bushes. Small patio area. The garden measures approximately 25 ft in length. To the rear is a gate leading to a **tandem driveway** providing off road parking for two vehicles.

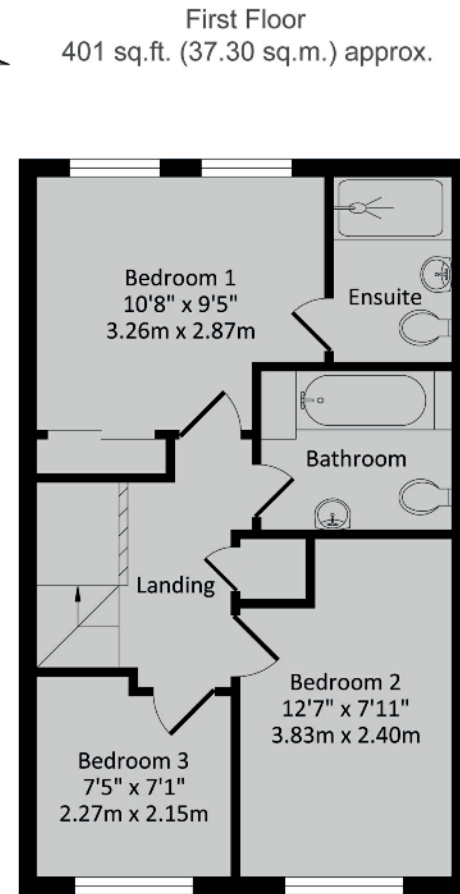
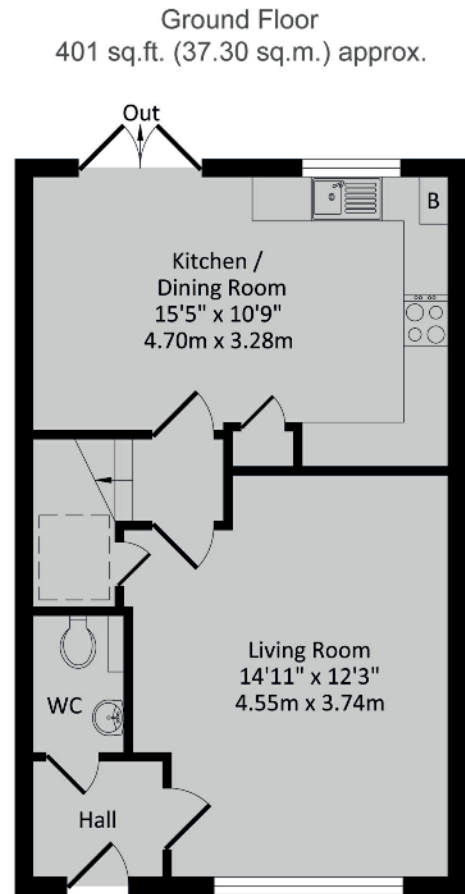
**Front:** Pathway to front door. Areas well stocked with flowers, shrubs and bushes.

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





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



**TOTAL APPROX. FLOOR AREA 802 sq.ft. (74.60 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.

**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**

