

Connells

Delapre Drive
Banbury

Delapre Drive
Banbury OX16 3WS

for sale
£220,000







Property Description

A well presented and thoughtfully improved two-bedroom home, situated within a peaceful tucked-away position on the popular Delapre Drive development.

The property offers well-balanced accommodation throughout and is ideal for first-time buyers, professional couples or commuters seeking a conveniently located home within easy reach of Banbury town centre and railway station.

The ground floor comprises an inviting living room and a modern fitted kitchen overlooking the rear garden. Upstairs, there are two generous bedrooms, including a well-proportioned principal bedroom with useful storage, together with a stylish contemporary bathroom.

Externally, the property benefits from two allocated off-road parking spaces to the front. To the rear is a beautifully maintained and private garden, thoughtfully landscaped with patio and decorative gravel areas, established planting and mature shrubs, creating a wonderful space for entertaining, al fresco dining or simply relaxing.

This attractive home combines modern convenience, excellent presentation and a highly desirable location, making it a fantastic opportunity for buyers looking to step onto the property ladder.

Local Area Information

Delapre Drive forms part of the newer Grimsbury area of Banbury and is particularly popular with commuters due to its excellent proximity to Banbury Railway Station, offering regular services to London Marylebone, Birmingham and Oxford.

Banbury town centre is within comfortable walking distance and provides a wide range of shops, restaurants, cafés and everyday amenities. Nearby Castle Quay Shopping Centre offers further retail and leisure facilities.

Residents also benefit from easy access to Spiceball Country Park, Spiceball Leisure Centre, local riverside walks and open countryside routes towards Overthorpe. Well-regarded schools, including the nearby Merton Street Primary School, make the area attractive to a wide range of buyers. Road connections are excellent via the M40 (Junction 11), providing convenient links to Oxford, Warwick, Birmingham and London.

Anti Money Laundering

Please be aware that in line with UK regulatory requirements, if your offer is successful, we will require ID and proof of addresses from all buyers prior to formally processing any accepted offers.

An AML fee of £80 (Including VAT) is also payable at this stage and covers the cost of carrying out the required identify and anti-money laundering checks. Once the payment has been taken and the checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.





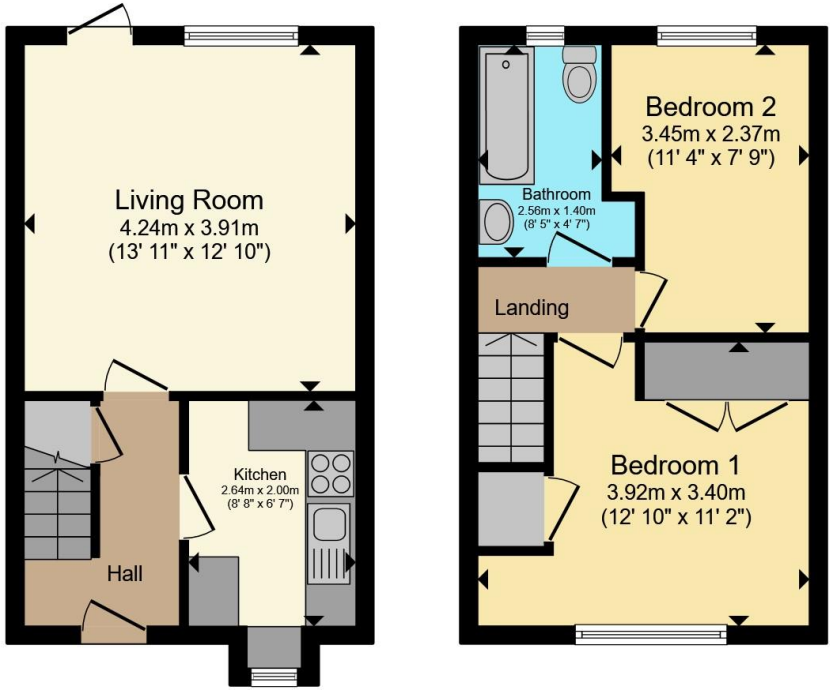












Ground Floor **First Floor**

Total floor area 55.3 m² (596 sq.ft.) approx

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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

Connells

To view this property please contact Connells on

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33 Bridge Street
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EPC Rating: C

Council Tax Band: B

Tenure: Freehold

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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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