



32 De La Warr Drive, Banbury, Oxon. OX16 1BF
£259,950 Freehold

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





A well presented end of terraced house providing well balanced accommodation complemented by a private rear garden.

Entrance hall | Open plan living/kitchen/diner | Downstairs WC | Two first floor double bedrooms | Bathroom | Private rear garden | Two allocated parking spaces to front aspect

Located on this modern development within close proximity of many amenities, a two double bedroom end of terrace house with parking for two vehicles.

Ground Floor

Front door leads to:

Entrance hall: Stairs rising to first floor. Door through to:

Open plan living/kitchen/diner: Kitchen comprising of stainless steel bowl and half inset sink unit and drainer, a comprehensive range of contemporary wall and base units, ample work surfaces, built in for an electric hob and electric extractor over, integrated fridge freezer, integrated washing machine, integrated dishwasher, cupboard housing Ideal Logik Combi gas boiler for domestic hot water and central heating, thermostat for heating, useful under stairs storage. Double doors giving access to the garden. Door to:

Ground floor cloakroom/WC: Modern white suite comprising of low level WC, pedestal hand basin and tiling to splashback areas, extractor.

First Floor

Landing: Access to insulated loft.

Bedroom one: Double bedroom to rear aspect overlooking the garden.

Bedroom two: Double bedroom to front aspect.

Bathroom: Modern white suite comprising of panelled bath with thermostat shower over, pedestal hand basin, low level WC, tiling to splashback areas, shaver socket, extractor.

Outside

Rear garden: Enclosed by fencing, laid to lawn, shed, patio area, garden measures 120 ft in length, access to front via gate and pathway.

Front: Pathway to front door, two allocated parking bays.

Agents Note: £180 management fee every year.

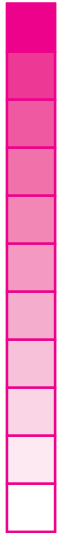
Services: All

Council Tax Banding: B

Authority: Cherwell District Council

Directions: From Banbury Cross proceed north to the second set of traffic lights and take the left turn into the Warwick Road. Take the B4100 heading out of Banbury, first right into Nickling Road, De La Warr Drive is on the left.

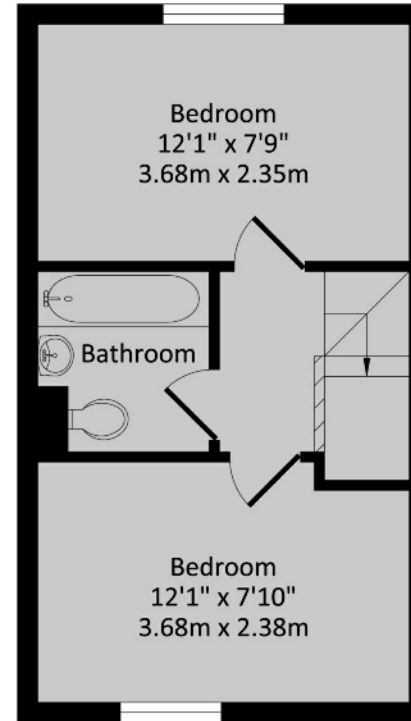
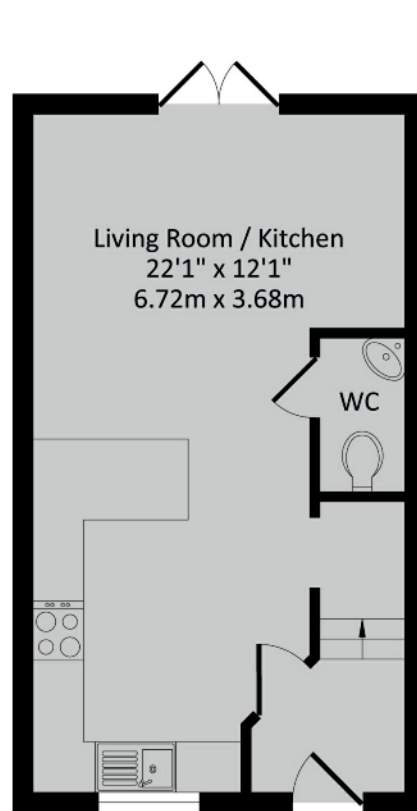




Ground Floor
 266 sq.ft. (24.70 sq.m.) approx.

First Floor
 266 sq.ft. (24.70 sq.m.) approx.

Score	Energy rating	Current	Potential
92+	A		97 A
81-91	B	82 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



TOTAL APPROX. FLOOR AREA 532 sq.ft. (49.40 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

