



9 Fairview Road, Banbury Oxon OX16 5HU  
£425,000 Freehold

**Stanbra  
Powell** Estate Agents  
Valuers  
Property Lettings





*A rarely available three bedroom detached 1930's home, situated in a quiet cul-de-sac just outside the town centre. The property offers well-proportioned accommodation including two reception rooms, a refitted kitchen, and a ground floor shower room, alongside three double bedrooms and a first floor bathroom. Externally, there is driveway parking and a substantial rear garden of approximately 117 ft. The property is offered for sale with no onward chain.*

Entrance porch | Entrance hallway | Living room | Dining room  
Kitchen | Downstairs shower room | Three bedrooms  
| Bathroom | Approximate 117 ft rear garden | Driveway parking | No onward chain

### Ground Floor

#### **Entrance Porch**

Accessed via single glazed timber door, with windows to the front aspect. Original front door leading into the main hallway.

#### **Entrance Hallway**

With parquet flooring, stairs rising to the first floor, understairs storage cupboard, and additional cupboard housing washing machine and dryer. Window to the side aspect.

#### **Living Room**

A spacious room featuring a bay window to the front, open fireplace with tiled surround, and original picture rails.

#### **Dining Room**

A separate reception room, open fireplace, and double doors opening onto the rear patio.

#### **Kitchen**

Refitted with a range of base and eye-level units with marble-effect worktops, incorporating sink unit, oven, induction hob, and extractor. Space for further appliances, window overlooking the rear garden, and door to the side passage.

#### **Downstairs Shower Room**

Fitted with a three-piece suite comprising WC, wash hand basin with storage, and a double shower cubicle. Obscured window to the side.

### First Floor

#### **Landing**

Providing access to all rooms, with window to the side aspect, loft access, and cupboard housing the Worcester combi boiler.

#### **Bedroom One**

A large double bedroom with bay window to the front, original fireplace, picture rails, and built-in wardrobe.

#### **Bedroom Two**

A spacious double bedroom overlooking the rear garden, with built-in wardrobes.

#### **Bedroom Three**

A double bedroom with rear aspect window.

#### **Bathroom**

Fitted with a three-piece suite including WC, wash hand basin, and corner shower. Tiled flooring and heated towel rail.

### Outside

#### **Front**

Block-paved driveway providing off road parking for two to three vehicles, with potential for enlargement. Enclosed by a low-level wall with planted borders.

#### **Rear Garden**

A substantial rear garden measuring approximately 117 ft in length, mainly laid to lawn with a block-paved patio area. A further section beyond a trellis was previously used as a vegetable garden. The garden is enclosed by timber fencing and offers scope for extension, subject to planning permission. Gated side access is also provided.

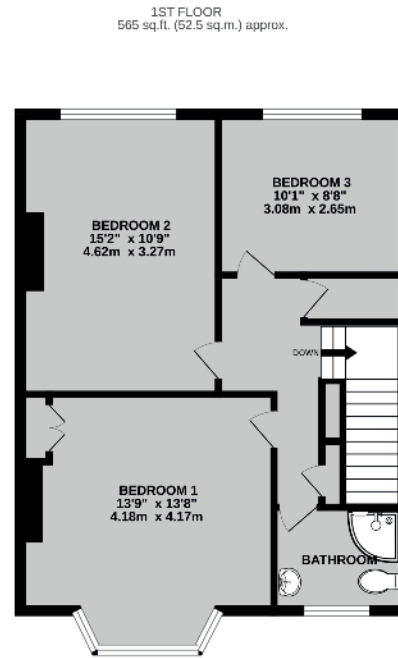
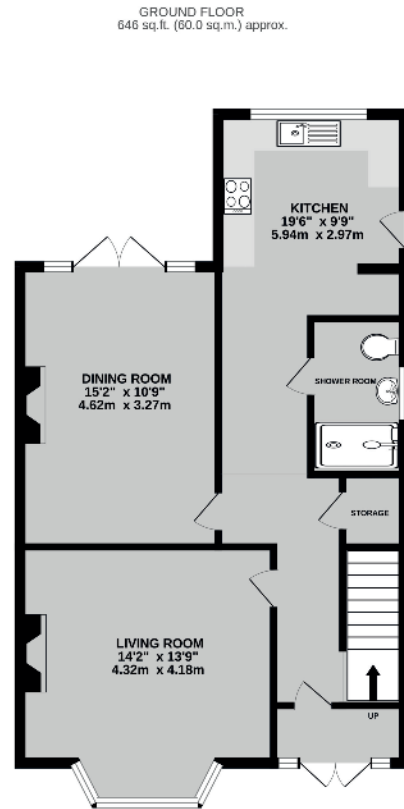
Services: All Council Tax Banding: E

Authority: Cherwell District Council

Directions: From Banbury Cross proceed south on the Oxford Road for approximately 300 yards and upon passing St John's Roman Catholic Church, take the left turn into St John's Road. Continue to the end of this road and turn right into Old Parr Road then continue for a further 300 yards and Fairview Road is on the left.







TOTAL FLOOR AREA : 1211 sq.ft. (112.5 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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**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

