



57 Prescott Avenue, Banbury, Oxon OX16 0RE
£285,000 Freehold

**Stanbra
Powell** | Estate Agents
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Property Lettings





Three bedroom semi-detached home offering spacious accommodation throughout.

Entrance porch | Entrance hallway | Living room | Refitted kitchen/dining room | Three well-proportioned bedrooms | Family bathroom | Rear porch | Pleasant rear garden | Driveway | No onward chain

Located on the north side of Banbury is this three bedroom semi-detached home backing onto playing fields. The property benefits from spacious accommodation throughout, a good-sized living room, refitted kitchen/dining room, three well-proportioned bedrooms, bathroom as well as a pleasant rear garden and off-road parking. This property is offered for sale with no onward chain.

Ground Floor

Entrance via UPVC double-glazed double doors into **entrance porch** with glazing on all sides and tiled flooring.

Entrance hallway: Stairs rising to first floor. Radiator. Cupboard housing modern metal fuse box installed in approximately 2020.

Doorway through into living room.

Spacious living room: UPVC double glazed sliding patio doors leading on to rear garden. Radiator. Fireplace with brick surround. Opening through to kitchen.

Kitchen: Refitted by the current owner in 2020. It has a range of modern grey gloss integrated handle units with laminate worktop. Built-in appliances include oven, microwave, gas hob and extractor above, and washing machine. Cupboard housing Worcester boiler installed in approximately 2020 and serviced on a yearly basis (last service carried out April 2026). UPVC double glazed window to front aspect and understairs storage cupboard. Archway leading through to a dining area.

Dining area: Radiator. UPVC double glazed window overlooks rear garden and a UPVC double glazed door leads into the rear porch.

Rear porch: Built of UPVC construction with a flat roof, there are windows on all sides and a double glazed door leads into the garden itself.

First Floor

Landing: Access to all first floor accommodation. Radiator. UPVC double glazed window to the front aspect. Airing cupboard housing hot water tank and additional shelving.

Bedroom one: Spacious double bedroom with built-in wardrobes. Radiator. UPVC double glazed window overlooking rear garden and parkland to the rear.

Bedroom two: Spacious double bedroom with UPVC double glazed window overlooking the rear garden and parking to the rear. Radiator. Built-in wardrobe.

Bedroom three: Good size single room with UPVC double-glazed window to front aspect. Radiator.

Bathroom: Three-piece refitted white suite comprising a WC, wash-hand basin, shower cubicle with electric shower over. Two UPVC double glazed obscured windows to side aspect. If the new purchaser would wish, they could install a standard-size bath very easily if they took the shower away.

Outside

Front: Tarmac **driveway** for one vehicle with steps leading down to the main house itself. Pathway leads to the front door and side access.

Rear garden: South-facing aspect. Stepping out onto a large paved patio area. The rest of the garden is mostly laid to lawn with some flower and shrub borders. To the rear of the garden there is a hardstanding for a shed. The garden is mostly enclosed by timber panel fencing.

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

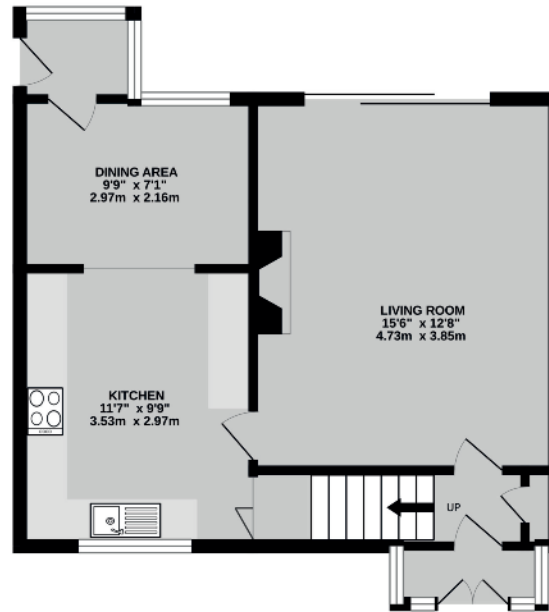
Directions: From Banbury Cross proceed north to the traffic lights, taking the left turn into the B4100 Warwick Road. After approximately half a mile take the left turn into Orchard Way and at the roundabout turn right into The Fairway and Prescott Avenue can be found on the left hand side.



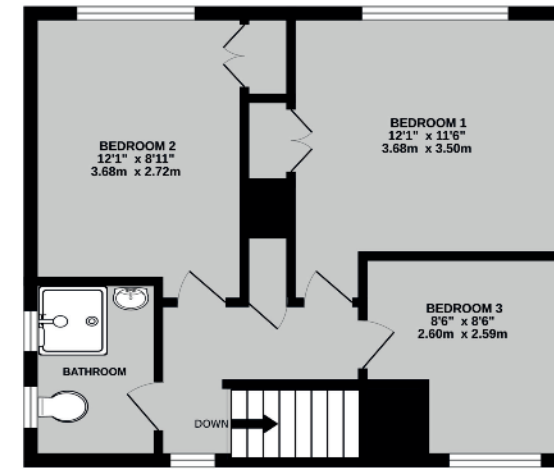




GROUND FLOOR
 444 sq.ft. (41.3 sq.m.) approx.



1ST FLOOR
 408 sq.ft. (37.9 sq.m.) approx.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

TOTAL FLOOR AREA: 852 sq.ft. (79.2 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

