



82 Sussex Drive, Banbury, Oxon. OX16 1UN
£315,000 Freehold

**Stanbra
Powell** Estate Agents
Valuers
Property Lettings





A well-presented three-bedroom detached family home situated on the popular northern side of Banbury, conveniently located for a range of amenities including schools, shops, and transport links. The property offers well-proportioned accommodation comprising two reception rooms, a kitchen/dining room, three bedrooms, and a family bathroom. Outside, there is driveway parking, a garage, and a private south-facing rear garden.

Entrance porch | Living Room | Kitchen/Dining Room | Second Reception Room | Three Bedrooms | Bathroom | Rear Garden | Driveway | Garage

Ground Floor

Entrance Porch

Accessed via a UPVC double-glazed door, the porch is of UPVC construction with windows to two sides and a further door leading into the main living area.

Living Room

A spacious reception room featuring a floor-to-ceiling UPVC double-glazed window to the front aspect, radiator, and doors leading to both the staircase and kitchen/dining room.

Kitchen/Dining Room

Fitted with a range of base and eye-level units with laminate work surfaces and sink unit. There is space and plumbing for appliances including a washing machine and under-counter fridge, together with an extractor hood. A window overlooks the rear garden and there is a useful understairs storage cupboard. The dining area provides ample space for a table and chairs and opens into the second reception room.

Second Reception Room

A versatile additional reception space with radiator, two windows overlooking the rear garden, and a door providing direct access outside.

First Floor

Landing

With access to the loft space, airing cupboard housing the combination boiler installed in 2025, and doors leading to all first-floor accommodation.

Bedroom One

A double bedroom with fitted triple wardrobes incorporating mirrored sliding doors, radiator, and a window to the front aspect.

Bedroom Two

A further double bedroom with fitted wardrobes, radiator, and window to the front aspect.

Bedroom Three

A good-sized single bedroom with radiator and window overlooking the rear garden.

Bathroom

Fitted with a three-piece white suite comprising a low-level WC, wash hand basin, and panelled bath with shower over. The room benefits from fully tiled walls, radiator, and an obscured double-glazed window to the rear aspect.

Outside

Front

A driveway provides off-road parking for approximately two vehicles, with an adjoining lawned area. Access is available to the garage and side of the property.

Garage

A single garage with metal up-and-over door, power and lighting connected, and wall-mounted fuse box.

Rear Garden

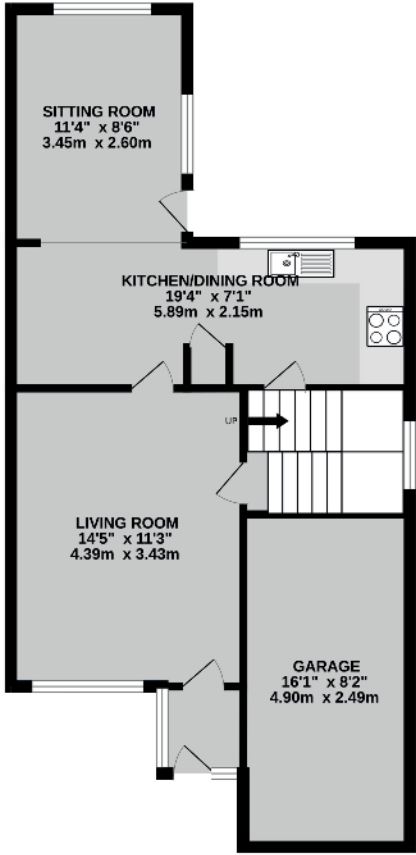
Enjoying a southerly aspect, the rear garden offers a good degree of privacy and begins with a patio area adjoining the property. The remainder is mainly laid to lawn with mature shrubs and trees, and is enclosed by timber panel fencing. Additional benefits include a garden shed and gated side access.

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

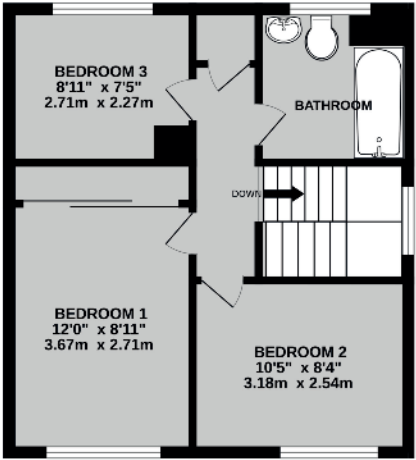




GROUND FLOOR
590 sq.ft. (54.8 sq.m.) approx.



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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

TOTAL FLOOR AREA : 998 sq.ft. (92.7 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.

Viewing: Through appointment with Stanbra Powell



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