



72 Sussex Drive, Banbury, Oxon OX16 1UN
£285,000 Freehold

**Stanbra
Powell**

Estate Agents
Valuers
Property Lettings





Three bedroom semi-detached property with 64 ft rear garden.

Kitchen/dining room | Living room | Three bedrooms | Bathroom | 64 ft rear garden | Driveway

Located on the north side of town within an easy walking distance of many amenities, including shops and schools, is this semi-detached home, benefiting from kitchen/diner, living room, 64 ft rear garden, three bedrooms, bathroom and ample off road parking.

Ground Floor

Entrance via side door to **dining area**. UPVC double glazed window to the rear aspect. Tiled flooring. Stairs rising to first floor. Wall mounted fuse box. Opening into kitchen.

Kitchen: Range of base and eye level units, laminate worktop. UPVC double glazed window and door opening up onto rear patio. Built-in appliances include oven, 4 ring gas hob, extractor hood, stainless steel sink unit, as well as space for fridge/freezer and plumbing for washing machine. Good size understairs storage cupboard with shelving. Gas warm air boiler for heating system. Vinyl flooring.

Living room: Large living room which is the width of the property. Large UPVC double glazed window to the front aspect.

First Floor

Landing: Access to loft.

Master bedroom: UPVC double glazed window to the front aspect. Built-in wardrobes. Overstairs cupboard ideal for clothing.

Bedroom three: Single bedroom with UPVC double glazed window to front aspect.

Bedroom two: Double bedroom with UPVC double glazed window overlooking rear garden. Built-in wardrobes with sliding doors.

Bathroom: Three piece white suite comprising low level WC, washhand basin, double shower cubicle with electric shower over. UPVC double glazed window to rear aspect.

Outside

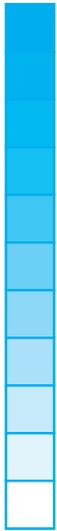
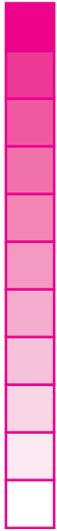
Front: Driveway for three to four vehicles.

Rear garden: Measuring approximately 64 ft in length. Stepping out onto large paved patio area. The rest of the garden is mostly laid to lawn, with paved patio pathway continuing on either side of the lawn area with a further elevated patio area at the rear of the garden. The garden itself is enclosed by a timber panel fencing and gated side access.

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

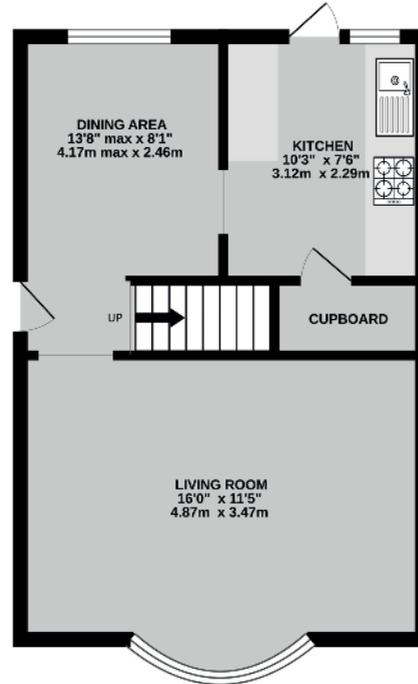
Directions: From Banbury Cross proceed north to the main traffic lights, taking the left turn into the B4100 Road. After approximately one mile turn right into Highlands; continue along this road taking the first right turn into Sussex Drive.



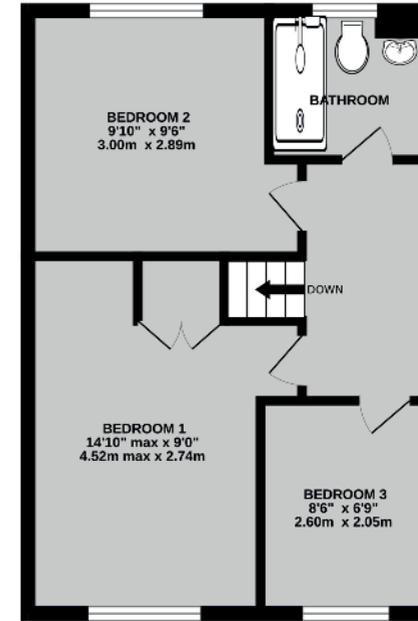




GROUND FLOOR
 393 sq.ft. (36.5 sq.m.) approx.



1ST FLOOR
 384 sq.ft. (35.7 sq.m.) approx.



| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | 80 |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | 44 | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |
| WWW.EPC4U.COM | | | |

TOTAL FLOOR AREA : 777 sq.ft. (72.2 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.

Viewing: Through appointment with Stanbra Powell



5/6a Horsefair, Banbury,
 Oxon OX16 0AA

t: 01295 221100

e: post@stanbra-powell.co.uk

stanbra-powell.co.uk

