



15 Princethorpe Drive, Banbury, Oxon OX16 4FN  
Guide Price £385,000 Freehold

**Stanbra  
Powell**

Estate Agents  
Valuers  
Property Lettings

*An extremely well presented detached house located on this popular development on the east side of Banbury.*

**Entrance hall | Living room with feature bay window | Separate dining room | Modern kitchen | Conservatory | Cloakroom | Master bedroom with en-suite | Two further first floor bedrooms | Bathroom | Garden to front and rear | Garage | Driveway | Double glazing | Gas radiator heating**

Located within easy walking distance of the train station, town centre and many other amenities is this well presented three bedroom detached home. The property benefits from refitted kitchen, large conservatory, three good size bedrooms, en suite to master bedroom as well as a driveway, integral garage and larger than average garden.

### Ground Floor

Double glazed front door leads to;  
**Entrance hall.** Door through to;

**Living room:** Feature walk-in bay window to front aspect. Recently installed laminate flooring. Adam style surround fireplace with tiled hearth. Door into **inner hallway.** Door through to;

**Separate dining room:** Matching laminate flooring. Window overlooking garden. Door giving access to garden. Walkway through to;

**Kitchen:** Contemporary white wall and base units with complementary oak work surfaces. Tiling to splashback areas. Integrated four ring AEG stainless steel gas hob with double oven and grill under, extractor over. Wall mounted Worcester gas combination boiler with approximately six years warranty on parts and labour. Free space for American style fridge/freezer. Integrated washing machine. Integrated dishwasher. Vinolay flooring.

From the dining room door through to conservatory.

**Conservatory:** Brick and UPVC construction. Windows overlooking garden. Polycarbonate roof. Tiled flooring. Doors giving access to garden. Radiator.

From the living room. **Door to inner hallway.**

**Cloakroom:** Low level WC. Wall mounted hand basin. Tiling to splashback areas. Tiled floor. Extractor. Door into integral garage.

### First Floor

**Landing:** Double glazed window to side aspect. Airing cupboard. Access to loft.

**Master bedroom:** Double bedroom with fitted wardrobes to one wall. Double glazed window to rear. Door to;

**En-suite:** Fully tiled shower cubicle. Pedestal hand basin. Low level WC. Tiling to splashback areas. Vinolay flooring. Heated towel rail. Shaver socket. Extractor.

**Bedroom two:** Double bedroom to front aspect.

**Bedroom three:** Generous single bedroom to front aspect.

**Bathroom:** White suite comprising of panelled bath with mixer tap shower, low level WC and wash hand basin. Tiling to splashback areas. Tiled floor.

### Outside

**Rear garden:** East facing garden. Enclosed by close board and fencing giving a good degree of privacy. Laid to lawn. Patio area. Flowers, shrubs and bushes. The garden measures approximately 35ft in length. Outside tap. Access front to back via pathway.

**Front:** Open plan. Laid to lawn. **Block paved driveway** leading to garage. Block paved pathway to front door.

**Garage:** Single garage with metal up and over door. Personal door giving access to inner hallway. Power and light connected.

**Services:** All  
**Authority:** Cherwell District Council

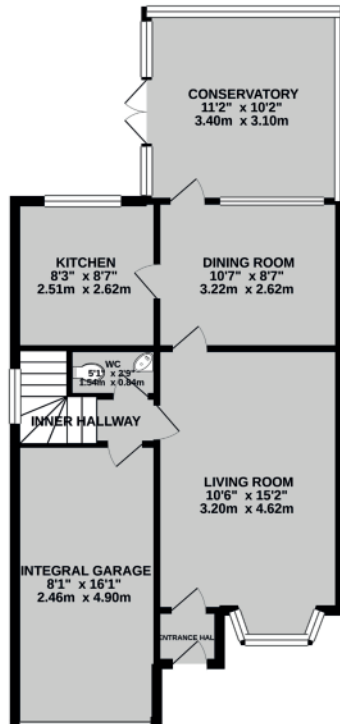
**Directions:** From Banbury Cross proceed east through the High Street and into George Street; continue over the traffic lights to the next set of traffic lights and turn left into Lower Cherwell Street. At the next set of traffic lights turn right over the railway bridge and into the Middleton Road. Continue along this road and upon passing the second mini-roundabout, take the right turn into the Priory Vale Road and Princethorpe Drive is the second turning on the left hand side.



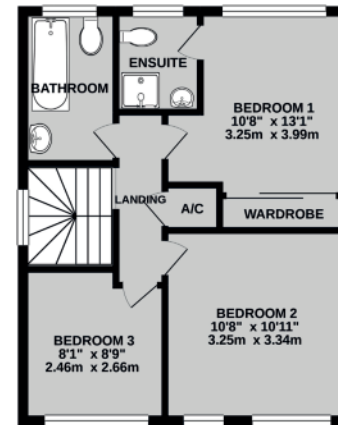


Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+)	A	87
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	
WWW.EPC4U.COM		

GROUND FLOOR  
635 sq.ft. (59.0 sq.m.) approx.



1ST FLOOR  
442 sq.ft. (41.1 sq.m.) approx.



TOTAL FLOOR AREA : 1077 sq.ft. (100.0 sq.m.) approx.

While 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.  
Made with floorplan click2D

**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.

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