



49 Delapre Drive, Banbury, Oxon OX16 3WS
£389,950

**Stanbra
Powell**

Estate Agents
Valuers
Property Lettings

An extremely well presented three bedroom detached home.

Entrance hall | Cloakroom | Living room | Dining room | Kitchen/breakfast room | Three bedrooms, en-suite to master | Family bathroom | Driveway | Garage | Private rear garden | Double glazing | Gas central heating

Located within easy walking distance of the railway station and town centre, as well as many other amenities is this extremely well presented three bedroom detached home. The property benefits from two reception rooms, cloakroom, good size kitchen/breakfast room, integral garage, three bedrooms with en-suite to master, family bathroom and private well-maintained rear garden.

Ground Floor

Canopy porch with UPVC double glazed front door leading to entrance hallway.

Entrance hallway: Radiator. Stairs rising to first floor. Understairs storage cupboard.

Cloakroom: Two piece suite comprising of low level WC and wash handbasin. Tile splashback. Laminate wood flooring. Radiator. Window to front aspect.

Living room: Good size room with box bay window to front aspect overlooking greenery. Radiator. Door to dining room.

Dining room: Laminate wood flooring. Radiator. Double doors opening onto rear patio.

Kitchen/breakfast room: Range of modern base and eye level units with laminate worktop. Built-in appliances include stainless steel sink, electric oven, induction hob and extractor fan. Space and plumbing for washing machine and dishwasher. Space for fridge/freezer. Tiling to splashback areas. Two windows overlooking rear garden. Vinolay flooring. Space for table and chairs. Door leading to side passageway. Internal door into garage.

Garage: Metal up and over door. Power and light connected. Metal electric fuse box. Loft hatch leading to small storage area.

First Floor

Landing: Loft access. Cupboard housing Worcester combi boiler. Window to side aspect.

Bedroom one: Good size double bedroom with window overlooking rear garden. Radiator. Built-in double wardrobe.

En-suite: Three piece white suite comprising of low level WC, wash handbasin and shower cubicle with shower over. Vinolay flooring. Tiling to splashback areas. Heated towel rail. Window to side aspect.

Bedroom two: Double bedroom with window overlooking greenery to front aspect. Radiator.

Bedroom three: Single bedroom with window overlooking green area to front aspect. Radiator.

Bathroom: Three piece suite comprising of low level WC, wash handbasin and panelled bath with Bar shower over. Tiling to splashback areas. Vinolay flooring. Heated towel rail. Window to rear aspect.

Outside

Front: Tarmac driveway for approximately two vehicles. The rest is laid to lawn however could be altered to provide additional parking if required.

Rear garden: Paved patio area. The rest is mostly laid to lawn with maintained flower and shrub borders. Gated side access. The garden offers a good degree of privacy. Outside tap. Good size storage area to side of the property. Timber shed.

Agents Note

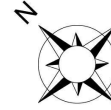
Worcester boiler fitted in 2018 which has been serviced regularly (most recent service in April 2024). Radiators were upgraded at the same time. New fuse box fitted in 2023.

Services: All **Council Tax Banding:** D
Authority: Cherwell District Council

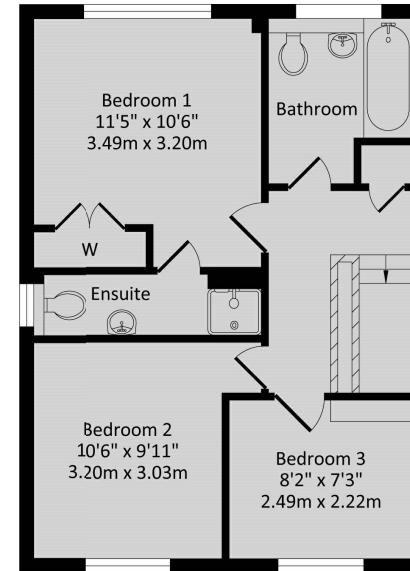




Ground Floor
686 sq.ft. (63.70 sq.m.) approx.



First Floor
434 sq.ft. (40.30 sq.m.) approx.



TOTAL APPROX. FLOOR AREA 1120 sq.ft. (104.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		82
(55-68)	D	68	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			

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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