



17 De La Warr Drive, Banbury, Oxon OX16 1BF
£275,000

**Stanbra
Powell** Estate Agents
Valuers
Property Lettings





A well presented two double bedroom modern home to the north of Banbury close to schools, local amenities and a good bus route to Banbury town centre. The property benefits from a fully integrated kitchen, two double bedrooms, additional WC, parking for two/three vehicles, enclosed rear garden and has a pleasant outlook over parklands to the front.

Modern property | Entrance hall | Open plan kitchen/living room | Additional WC | Two double bedrooms | Bathroom | Enclosed rear garden | Driveway parking | Double glazing | Gas central heating | Views over parklands

Ground Floor

Double glazed door leading to **entrance hall**. Door leading into open-plan kitchen/living room. Stairs rising to first floor. Radiator.

Open-plan kitchen/living room: Designated kitchen area with range of base and wall mounted gloss units with work surface over. Integrated gas oven, electric hob and extractor. Stainless steel splashback. One and a half sink drainer unit with mixer taps over. Integrated fridge/freezer, washing machine and dishwasher. Understairs storage area. Space for breakfast table. Living area with double glazed patio doors leading onto patio and rear garden.

Separate WC with door from living space. Comprising of low level WC and wash handbasin.

First Floor

Landing: Stairs rising to first floor. Access to both double bedrooms and family bathroom.

Bedroom one: Double glazed windows overlooking rear garden. Range of built-in wardrobes. Radiator.

Bedroom two: An equal size double bedroom with views over parkland. Bulk-head built-in wardrobes. Loft access.

Bathroom: Obscured double glazed window to side aspect. Fitted with a modern suite comprising of white panelled bath with shower attachment over, low level WC and pedestal wash handbasin.

Outside

Rear garden: Enclosed by panel fencing with gated side access. Small paved patio area. Patio pathway leading to hardstanding for shed, the remainder is laid to lawn.

Tarmac driveway providing off road parking for two/three vehicles.

Front: Paved patio pathway leading to front door. Hedge border with remainder laid to lawn this is then a shared access with bin store owned by the property opposite. Pleasant view over parklands.

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

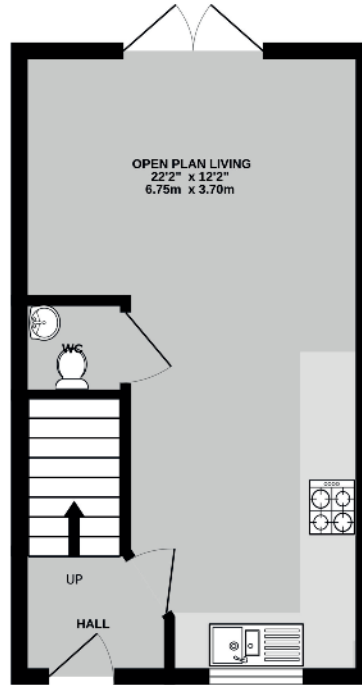
Directions: From Banbury Cross proceed north to the second set of traffic lights and take the left turn into the Warwick Road. Take the B4100 heading out of Banbury, first right into Nickling Road, De La Warr Drive is on the left.



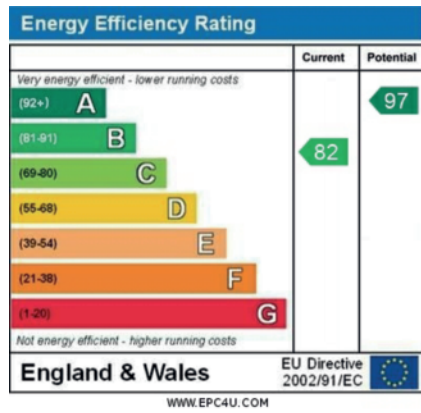
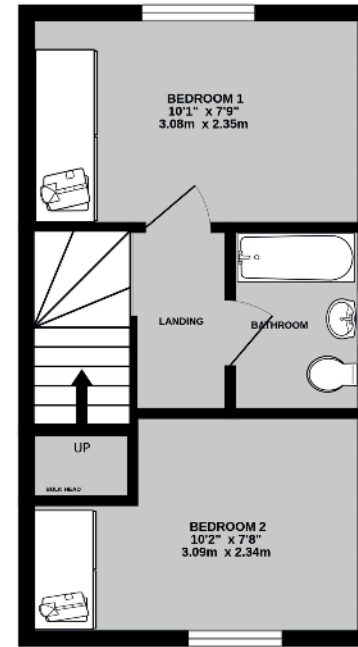




GROUND FLOOR
 269 sq.ft. (25.0 sq.m.) approx.



1ST FLOOR
 269 sq.ft. (25.0 sq.m.) approx.



TOTAL FLOOR AREA: 538 sq.ft. (50.0 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.

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