17 Austin Drive, Banbury, Oxon OX16 1DL
£259,950
An immaculate and enlarged semi-detached house within moments of many amenities.

Located on this popular well served area of Banbury, an extremely well presented three bedroom semi-detached house providing good size accommodation throughout. The property enjoys an open plan kitchen/dining room and recently installed UPVC double glazing throughout.

**Ground Floor**

**Recessed porch** with tiled floor leads to front door.

**Entrance hall:** Tiled flooring. Stairs rising off to first floor. Useful understairs storage cupboards.

**Living room** to front aspect.


**First Floor**

**Landing:** Access to loft. Airing cupboard housing Glow-worm gas combination boiler for domestic hot water and central heating.

Two double bedrooms.

**One single bedroom** with fitted wardrobe over stairwell.

**Bathroom:** White suite comprising of panelled bath with thermostatic shower unit over. Pedestal hand basin. Low level WC. All walls are fully tiled. Tiled flooring. Recessed spotlights.

**Outside**

**Rear garden:** South facing, fully enclosed by close board fencing. Laid to lawn. Substantial recently laid patio. The garden measures approximately 30ft in length. Outside tap. Outside light. Access front to back via wooden gate.

**Single garage** to side of the property of prefabricated construction. Personal door giving access to garden. Metal up and over door to front. Light and power are connected.

**Front:** Concrete driveway providing off road parking for two vehicles. Shared driveway to side.

**Banbury**

The town of Banbury is conveniently located only 2 miles from Junction 11 of the M40 meaning larger cities are within easy reach. There are regular trains to London Marylebone and Birmingham New Street, and some very attractive countryside around and places of historical interest are within easy reach.

**Services:** All

**Council Tax Banding:** C

**Authority:** Cherwell District Council

**Directions:** From Banbury Cross proceed north to the traffic lights, take the left turn into the B4100 Warwick Road. Continue for approximately half a mile taking the right turn at the roundabout into Ruscote Avenue. Take the first left into Sinclair Avenue, first right into Hillview Crescent, first right into Nuffield Drive and first left into Austin Drive.
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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