



149A Delapre Drive, Banbury, Oxon. OX16 3WS  
£285,000

**Stanbra  
Powell** | Estate Agents  
Valuers  
Property Lettings





*Immaculate three bedroom house enjoying cul de sac location within close proximity of an array of amenities.*

**Entrance hall | Cloakroom | Living room | Recently re-fitted kitchen | Separate dining room (formally garage) | Three generous size bedrooms Bathroom | Private enclosed rear garden | Driveway to front | Store (formally garage) | Gas radiator heating | UPVC double glazed windows**

Located on the east side of Banbury, with easy access of junction 11 of the M40, within walking distance of the railway station and town centre. A three bedroom terrace house providing well proportioned accommodation throughout.

#### Ground Floor:

Front door.

**Entrance hall:** Laminate flooring

**Cloakroom:** Modern white suite comprising low level WC, handbasin with inset vanity unit. Tiling to splashback areas. Tiled flooring.

**Living Room:** Laminate flooring. Stairs rising off to first floor. Useful understairs storage cupboard. Double glazed window to front aspect.

**Kitchen:** Comprehensive range of contemporary wall and base units. Complementary tiling to splashback areas. Ample work surfaces. Free space and plumbing for washing machine. Stainless steel bowl and half inset sink unit and drainer. Integrated Electrolux five ring gas hob with stainless steel canopy extractor over. Integrated stainless steel double oven and grill. Tiled flooring. Space for fridge freezer. Door giving access to garden. Walkway through to;

**Dining room: (formally garage)** Door giving access to garden.

#### First Floor:

**Landing:** Access to partly boarded loft via pull-down ladder.

**Master bedroom:** To front aspect. Fitted wardrobes. Cupboard housing Baxi gas combination boiler for domestic hot water and central heating. Laminate flooring.

**Bedroom two:** Dual aspect double bedroom with windows front to back.

**Bedroom three:** Generous single bedroom. Laminate flooring.

**Bathroom:** Modern white suite comprising panel bath with Victorian style mixer tap shower, pedestal handbasin, low level WC. Tiling to splashback areas. Laminate flooring.

#### Outside:

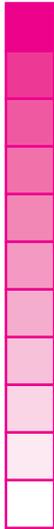
**Rear garden:** Enclosed by fencing the gardens measures approximately 35ft in length. Predominately laid to lawn. Patio area. Areas of flowers, shrubs and trees. Outside tap.

**Front:** Low maintenance area laid to shingle. Tarmac driveway providing off road parking for 2/3 vehicles leading to garage.

**Garage:** Metal up and over door with access to the store (previously garage)

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

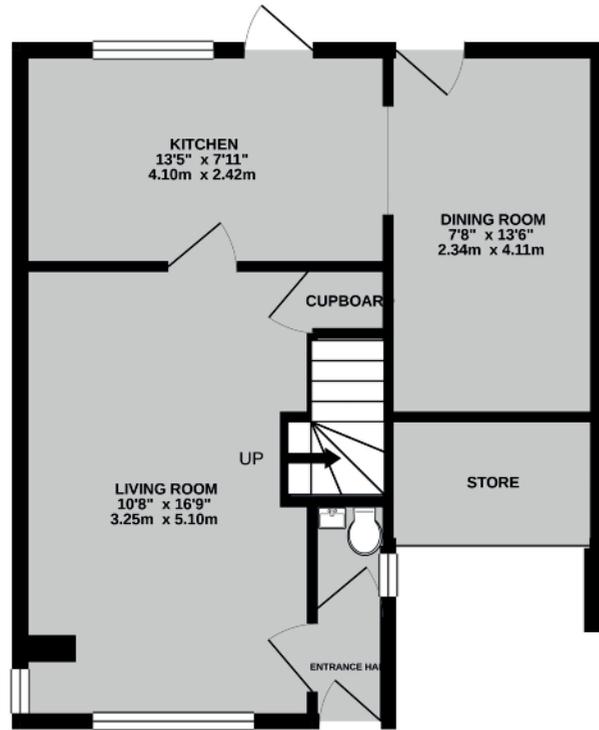
**Directions:** From Banbury Cross proceed north to the main traffic lights and continue over into the Southam Road, at the first large roundabout take the right turn heading towards the motorway and continue over the second roundabout. Take the right turn into Ermont Way and at the next roundabout, turn right into Middleton Road, right into Daventry Road and Delapre is the second right hand turn.



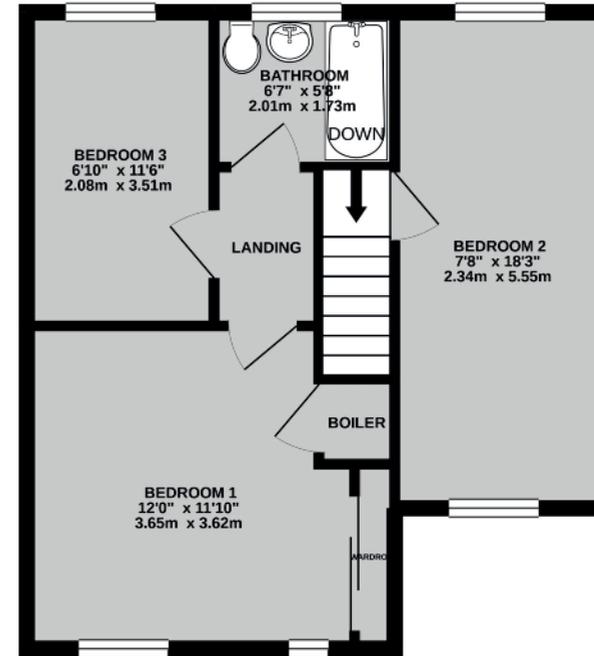




GROUND FLOOR  
470 sq.ft. (43.6 sq.m.) approx.



1ST FLOOR  
454 sq.ft. (42.2 sq.m.) approx.



TOTAL FLOOR AREA : 924 sq.ft. (85.8 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 Any applicants must satisfy themselves with the condition of any central systems, fitted gas fires, showers or any other installations (where Also all measurements should be taken as approximate, although every care taken in their accuracy. These details contained hereon are for purposes only and do not form the basis of a

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