



41 Princethorpe Drive, Banbury, Oxon OX16 4FN
£250,000 Freehold

Stanbra
Powell

Estate Agents
Valuers
Property Lettings





Immaculate two bedroom home, located on a popular smart established road.

Entrance hallway | Living room | Kitchen | Bathroom | Two bedrooms | South/west facing rear garden | Parking | No onward chain

Located in a quiet cul-de-sac within easy walking distance of many amenities including railway station, town centre, and local shops, is this immaculately presented two bedroom home. The property benefits from living room, refitted kitchen, two good size bedrooms, bathroom, pleasant south/west facing rear garden and allocated parking for two vehicles This property is offered for sale with no onward chain.

Ground Floor

Composite front door (fitted in 2023).

Entrance hallway: Stairs rising to first floor. Wall-mounted night storage heater. Wall-mounted metal fuse box. Door to living room.

Living room: Large UPVC double glazed window gives an excellent degree of light in the room. Wall-mounted night storage heater and useful under-stairs storage cupboard.

Opening leads into kitchen.

Kitchen: Refitted in recent years by the current owner with a range of modern base and eye-level units. Tiling to splashback areas, built-in sink unit as well as a newly fitted Beko oven, newly fitted 4 ring ceramic hob and extractor hood above. Space and plumbing for washing machine and fridge freezer. UPVC double glazed door leads to rear patio and UPVC double glazed window overlooks rear garden.

First Floor

Landing: Access to all first floor accommodation. Airing cupboard housing hot water tank. Access to loft.

Bedroom one: Good size double bedroom with two UPVC double glazed windows to the front aspect. Wall-mounted night storage heater. Useful over-stair storage.

Bedroom two: UPVC double glazed window overlooks the rear garden. Wall-mounted storage heater.

Bathroom: Three-piece white suite comprising low-level WC, wash hand basin, panel bath with shower attachment over. Tiling to splashback areas. Wall-mounted electric fan heater. UPVC double glazed obscured window to the rear aspect.

Outside

Front: Allocated parking for two vehicles. Laid to lawn area. Pathway leads to covered entrance.

Rear garden: South-west facing aspect, stepping out onto a paved patio area. The rest of the garden is mostly laid to lawn with some mature shrubs. Shed to the rear. The garden is enclosed by timber panel fencing with gated rear access. Outside tap.

Agents Note

The house has been professionally repainted throughout. Newly fitted internal doors. LED lighting throughout. New carpets. Cavity wall insulation. Full fibre broadband. The ground floor Storage heaters are Dimplex Quantum, which are very efficient with loads of programmable features.

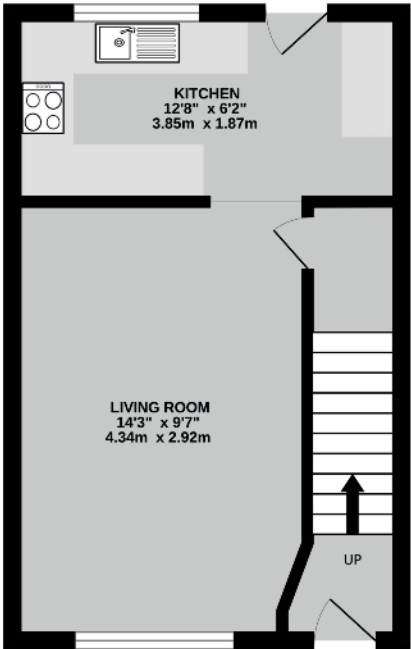
Services: All Council Tax Banding: B
Authority: Cherwell District Council
Directions: From Banbury Cross proceed east through the High Street and into George Street; continue over the traffic lights to the next set of traffic lights and turn left into Lower Cherwell Street. At the next set of traffic 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.



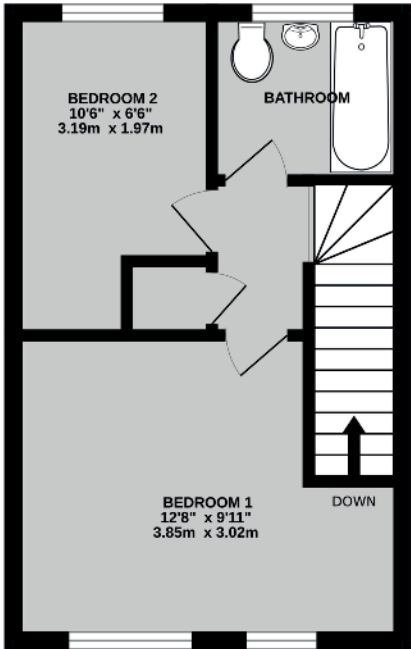




GROUND FLOOR
258 sq.ft. (23.9 sq.m.) approx.



1ST FLOOR
258 sq.ft. (23.9 sq.m.) approx.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

TOTAL FLOOR AREA: 515 sq.ft. (47.9 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.

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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