



9 Hillview Crescent, Banbury, Oxon OX16 1BN
£299,995 Freehold

**Stanbra
Powell** | Estate Agents
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Property Lettings





Situated in the highly sought-after Hillview area of Banbury, within easy walking distance of local schools, shops and everyday amenities, this well-presented three-bedroom semi-detached home offers spacious and versatile accommodation throughout. The property benefits from a generous living room, an open-plan kitchen/dining room, conservatory, three well-proportioned bedrooms, a modern refitted bathroom, a pleasant rear garden, single garage and driveway parking for several vehicles. Offered to the market with no onward chain, this property presents an excellent opportunity for families, first-time buyers and those looking to upsize.

**Entrance hallway | Living room | Kitchen\Dining room |
Conservatory | Three bedrooms | Refitted family bathroom
| Single garage | Driveway parking | Enclosed rear garden |
No onward chain**

Ground Floor

Enter via a UPVC double-glazed front door, the welcoming hallway features wood flooring, a wall-mounted radiator, a UPVC double-glazed window to the side aspect and stairs rising to the first floor. A useful understairs storage cupboard houses the consumer unit, while the hallway provides access to the kitchen/dining room.

Kitchen/Dining Room: A bright and sociable space fitted with a modern range of base and eye-level units complemented by laminate work surfaces and tiled splashback areas. Integrated appliances include an oven, five-ring gas hob with extractor over, slimline dishwasher and inset sink unit. Tiled flooring continues throughout the kitchen, with a UPVC double-glazed window to the side aspect providing natural light. The adjoining dining area offers ample space for a family dining table and chairs, complemented by a contemporary vertical radiator. Double doors open into the conservatory, while an archway creates an open flow into the living room.

Living Room: A spacious reception room enjoying a large UPVC double-glazed window to the front aspect, allowing plenty of natural light. Finished with attractive real wood flooring and a wall-mounted radiator, this is an ideal space for relaxing or entertaining.

Conservatory: Constructed of UPVC and brick with a polycarbonate roof, the conservatory provides an excellent additional reception space. Double-glazed windows on two elevations overlook the garden, while French doors open directly onto the rear patio, seamlessly connecting the indoor and outdoor living spaces.

First Floor

Landing: Provides access to all first-floor accommodation and benefits from a loft hatch with a pull-down ladder, together with a UPVC double-glazed window to the side aspect.

Bedroom One: A generous double bedroom overlooking the rear garden, featuring laminate wood flooring, a wall-mounted radiator and a large UPVC double-glazed window.

Bedroom Two: A well-proportioned double bedroom with a UPVC double-glazed window to the front aspect, built-in wardrobes, laminate wood flooring and a wall-mounted radiator.

Bedroom Three: A good-sized single bedroom with a UPVC double-glazed window to the front aspect and wall-mounted radiator, making an ideal child's bedroom, guest room or home office.

Family Bathroom: Recently refitted with a contemporary three-piece white suite comprising a low-level WC, vanity wash hand basin with built-in storage and a P-shaped bath with rainfall shower and separate handheld attachment. Additional features include tiled splashback areas, a heated towel rail and a UPVC double-glazed obscured window to the rear.

Outside

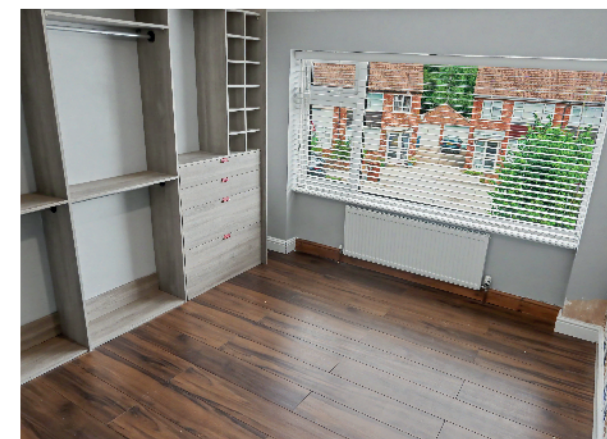
Front: The property benefits from a driveway providing off-road parking for approximately two to three vehicles, with shared access leading to the single garage. The front garden is enclosed by a low-level wall and fencing, with a neatly planted shrub border.

Rear garden: Offers a wonderful outdoor space for both families and entertaining. A paved patio adjoins the rear of the property, while gated side access leads to the driveway. A shingle pathway with an attractive raised brick planter leads through to the main lawn, which is complemented by a further patio area behind the garage. At the far end of the garden, a paved seating area with a pergola provides an ideal spot for outdoor dining or relaxing. The garden is fully enclosed by timber panel fencing.

Single garage: Brick construction and benefits from a double opening door, power and lighting, together with a UPVC double-glazed window overlooking the rear garden.

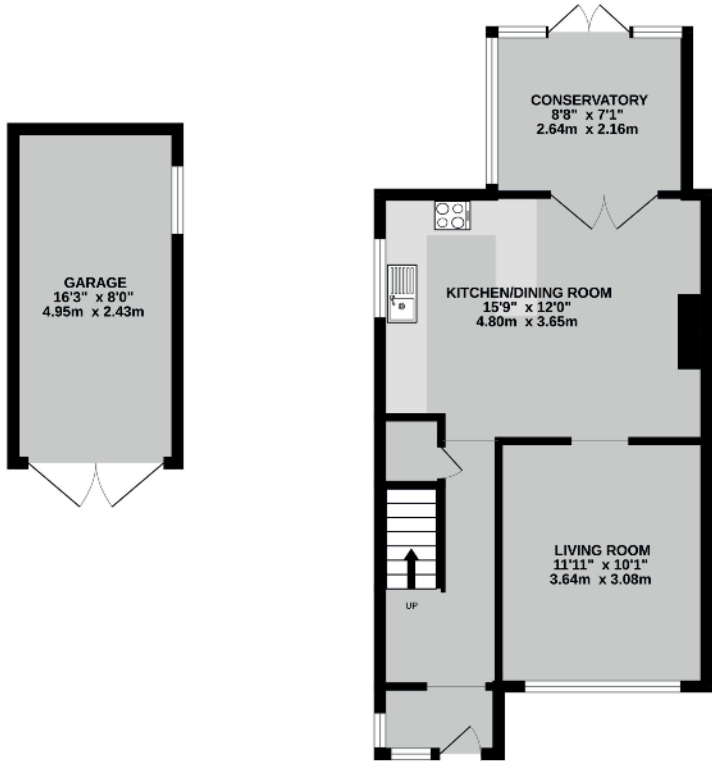
Services: All
Authority: Cherwell District Council

Council Tax Banding: C

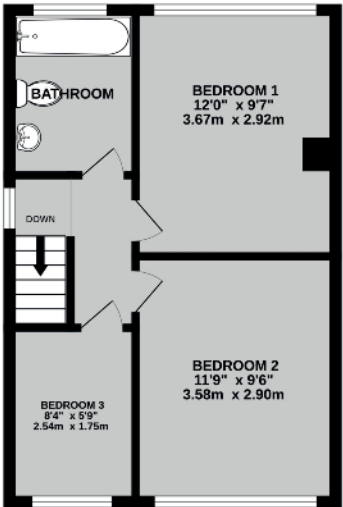




GROUND FLOOR
599 sq.ft. (55.7 sq.m.) approx.



1ST FLOOR
378 sq.ft. (35.1 sq.m.) approx.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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TOTAL FLOOR AREA : 977 sq.ft. (90.8 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 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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