

Cherrys Close
Bloxham





1 Cherrys Close, Bloxham

Banbury, Oxon, OX15 4TD

£370,000

A spacious three bedroom detached house in need of modernisation located in a sought after residential neighbourhood within this well served village.

The Property

1 Cherrys Close, Bloxham is a spacious three bedroom detached house which is pleasantly located within a sought after residential neighbourhood and close to the village centre. The property is in need of modernisation and has great potential for improvement and extension. On the ground floor there is an entrance hall, a large sitting/dining room and a kitchen/breakfast room with access to the rear garden. On the first floor there are three bedrooms, a shower room and cloakroom/WC. There is a driveway to the front which provides off road parking and there an integral garage. The rear garden is a private and predominantly laid to lawn with a patio adjoining the house. We have prepared a floorplan to show the room sizes and layout. Some of the main features include:

Hallway

Main door to the front, stairs to the first floor and a door to the sitting/dining room.

Sitting/Dining Room

A spacious dual aspect room with a sliding door to the rear garden.

Kitchen/Breakfast Room

Fitted eye level cabinets and base units and drawers with work surfaces over and an inset sink and drainer. Space for a washing machine, cooker and fridge-freezer. Door and window to rear garden, space for a table and chairs.

First Floor Landing

Hatch to loft space and doors to all accommodation.

Bedroom One

A double room.

Bedroom Two

A double room.

Bedroom Three

A good sized single room with a window to the rear.

Shower Room

Re-fitted with a modern suite. Shower cubicle and wash hand basin. Morden tiling and a window to the rear.

Cloakroom

Low level WC and window to rear.

Outside

To the front of the property there is a block paved driveway which provides off road parking and gives access to the garage. There is gated side access to there rear where there is a private enclosed garden which is laid to lawn and has a paved patio adjoining the house.

Directions

From Banbury proceed via the Bloxham Road (A361) and continue for approx. 3 miles into the village of Bloxham. Pass the church on the left and at the mini round about take the second exit sign posted for Chipping Norton. Take the second right onto Cumberford Hill and the first left on to Colesbourne Road. Continue round the right hand bend and take the first right for Cherry's Close where the property will be found on your left.

Situation

Bloxham is a large ironstone village south west of Banbury on the A361 Chipping Norton Road. Within the village there are a range of amenities including post office, local shops, hairdressers, petrol station, a choice of public houses and churches, dentist and doctor's surgery. Schooling within the village includes primary, secondary and Bloxham School, an independent co-educational school catering for boarders and day pupils. Tudor Hall Girls School is approximately one mile outside of the village. Further comprehensive facilities can be found in the nearby market town of Banbury that include the Castle Quay Shopping Centre and the Spiceball Leisure Centre. The M40 Jct 11 is to the east of the town gives access to both Birmingham and London. From Banbury there is also a mainline railway station with services to London Marylebone in under an hour.

Services

All mains services connected.

Local Authority

Cherwell District Council. Tax band D.

Viewing Arrangements

Strictly by prior arrangement with Round & Jackson.

Tenure

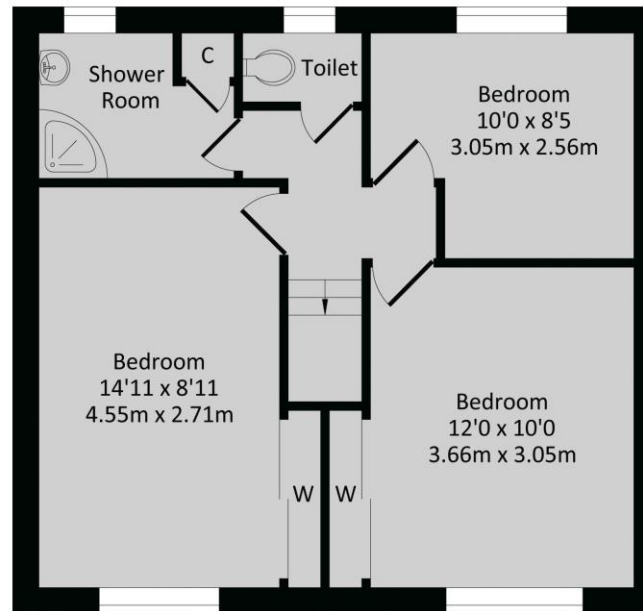
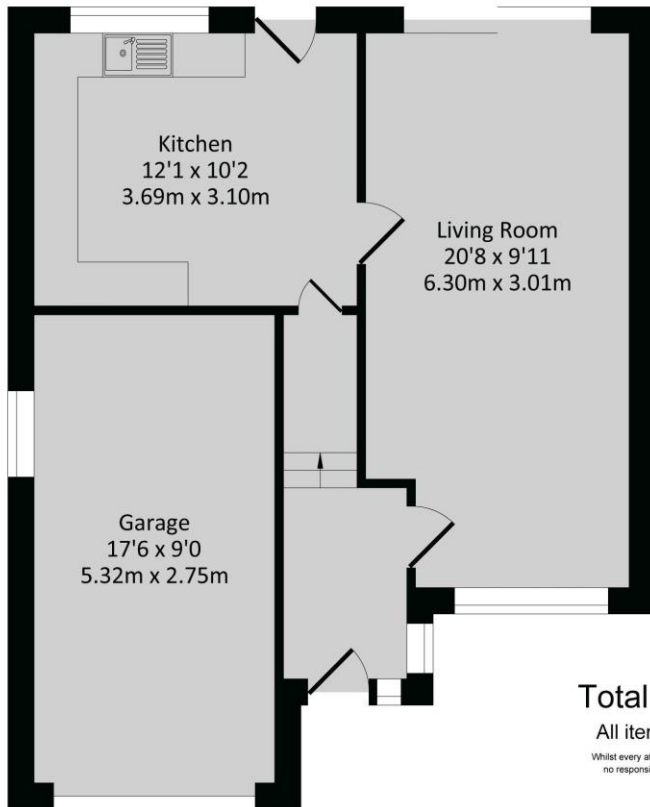
A freehold property.



Ground Floor
Approx. Floor
Area 544 Sq.Ft.
(50.50 Sq.M.)



First Floor
Approx. Floor
Area 461 Sq.Ft.
(42.80 Sq.M.)



Total Approx. Floor Area 1005 Sq.Ft. (93.30 Sq.M.)

All items illustrated on this plan are included in the "Total Approx Floor Area"

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The Services Systems and appliance shown have not been tested and no guarantee as to their operability or efficiency can be given.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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