

Collins Drive
Bloxham



ROUND & JACKSON
ESTATE AGENTS

www.roundandjackson.co.uk



11 Collins Drive

Bloxham, OX15 4FR

£310,000

A well presented, three-bedroom, semi-detached family home with a private rear garden, a garage and driveway parking. No onward chain with this property.

The Property

11 Collins Drive, Bloxham is a well presented, three-bedroom, semi-detached family home with a private rear garden, a garage and driveway parking. The property comes to market with no onward chain and is located on a quiet road within the popular village of Bloxham. The living accommodation is arranged over two floors and is well laid out. On the ground floor there is an entrance hallway, sitting room, kitchen and a ground floor W.C. On the first floor there is a landing, three bedrooms with an en-suite to the main bedroom and there is a family bathroom. Outside to the rear there is a private rear garden and there is a large single garage beneath a coach house, with driveway parking in front. We have prepared a floor plan to show the room sizes and layout, some of the main features include:

Entrance Hallway

Stairs rising to the first floor with doors leading to all the ground floor rooms. Good quality flooring throughout.

Kitchen/Breakfast Room

A good size kitchen with space for a small table and chairs. There is a range of shaker style cabinets with worktops over and tiled splash backs. There is an integrated fridge-freezer, dishwasher, washing machine, electric oven, four-ring gas hob and an extractor hood. There is a sink with drainer, a window to the front aspect and good quality flooring throughout. The gas fired boiler is located in a kitchen cupboard.

Sitting Room

A spacious sitting room with a window and French doors leading into the rear garden. There is a large built-in storage cupboard and there is good quality wood effect flooring throughout.

W.C

Fitted with a white suite comprising a toilet and a hand basin.

First Floor Landing

Doors leading to all the first floor rooms. Loft hatch to the roof space and built-in storage cupboard.

Bedroom One

A good size double bedroom with a fitted wardrobe and there is a window to the front aspect. Door leading to an en-suite bathroom which is fitted with a white suite comprising a shower cubicle, toilet and wash basin.

Bedroom Two

A double bedroom with a window to the rear aspect.

Bedroom Three

A single bedroom with a window to the rear aspect.

Family Bathroom

Fitted with a white suite comprising a panelled bath, toilet and wash basin. There are attractive tiled splash backs and there is a window to the front aspect.

Garage

A large single garage with an up-and-over door leading onto a driveway. There is a further parking space, along with visitor parking as you enter the development.

Garden

To the rear of the property there is a lawned garden with a pathway leading to the foot of the garden where there is gated access to the garage and parking area.

Directions

From Banbury proceed south westerly via the Bloxham road (A361) and continue for approximately two and a half miles until the village of Bloxham is reached. Continue through the village passing the shops and then bear left at the mini roundabout onto the Barford Road then take the first left onto the Milton Road. Take the second left into Collins Drive and the property will be found on your left hand side.

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. The gas fired boiler is located in the kitchen.

Local Authority

Cherwell District Council. Tax band D.

Viewings

Strictly by prior arrangement with Round & Jackson.

Tenure

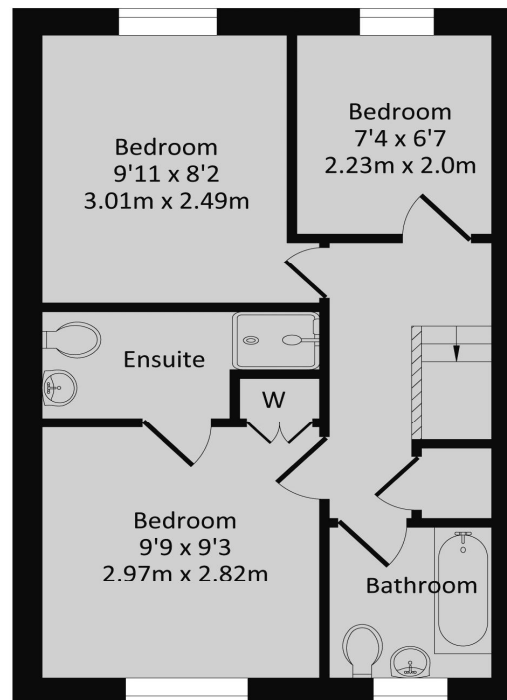
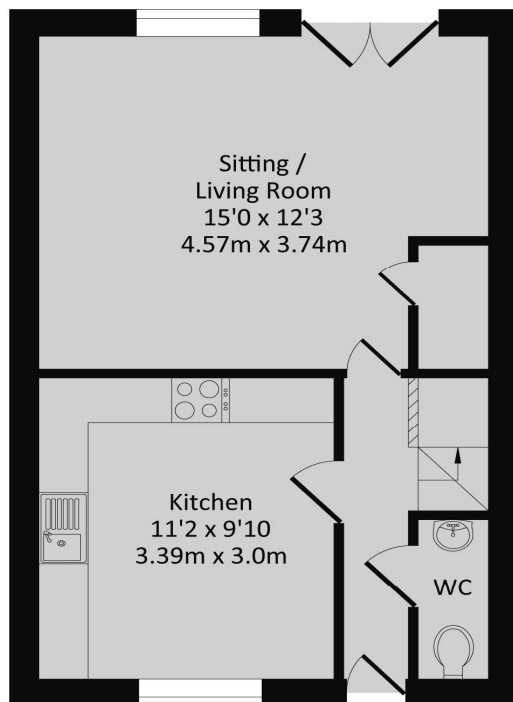
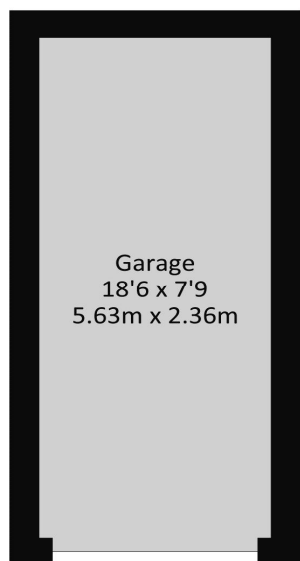
A freehold property.



Garage
Approx. Floor
Area 143 Sq.Ft.
(13.30 Sq.M.)

Ground Floor
Approx. Floor
Area 355 Sq.Ft.
(33.0 Sq.M.)

First Floor
Approx. Floor
Area 355 Sq.Ft.
(33.0 Sq.M.)



Total Approx. Floor Area 853 Sq.Ft. (79.30 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		81 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The Office, Oxford Road, Banbury, Oxon, OX16 9XA
T: 01295 279953 E: office@roundandjackson.co.uk
www.roundandjackson.co.uk



ROUND & JACKSON
ESTATE AGENTS

Property Misdescriptions Act 1991: The Agents have not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit the for the purpose. The buyer is advised to obtain verification from his or her professional buyer. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their solicitor. You are advised to check the availability of any property before travelling any distance to view.