



Frensham Close  
Banbury



ROUND & JACKSON  
ESTATE AGENTS





# 4 Frensham Close

Banbury, OX16 1FQ

£250,000

A very well presented, modern two bedroom property which benefits from having a single garage and driveway, a conservatory and a private rear garden. Located on the popular Hardwick Estate on the northern side of town.

## The Property

4 Frensham Close, Banbury is a very well presented, modern, two bedroom terraced home located in a quiet cul-de-sac in this popular and established neighbourhood within easy reach of local amenities and schools. The accommodation comprises an entrance porch, a good sized sitting room, a conservatory, a fitted kitchen, two bedrooms and a modern bathroom. To the front of the property there is a lawned garden and to the side there is a garage and driveway. To the rear there is a pleasant enclosed garden with a decked area adjoining the house. We have prepared a floorplan to show the room sizes and layout. Some of the main features include:

## Entrance Hallway

Stairs rising to the first floor with doors leading into the kitchen and sitting room. There is a useful understairs cupboard and wood effect laminate flooring throughout.

## Kitchen

Fitted with a range of shaker style, beech coloured cabinets with worktops over. There is an inset sink with drainer and tiled splash backs throughout. There is a gas oven and four ring hob that will remain and there is space and plumbing for a washing machine and space for a free standing fridge freezer. There is tiled flooring throughout and a window to the front aspect.

## Sitting Room

A spacious sitting room with wood effect laminate flooring and double doors leading into the conservatory.

## Conservatory

A large and very useful addition to the property with a glass roof and double doors leading into the garden. There is power and lighting fitted and wood effect flooring throughout.

## First Floor Landing

Doors leading to all the first floor rooms and a loft hatch providing access to the roof space which is boarded and has lighting fitted. There are steps to the loft area from inside a cupboard in bedroom two.

## Bedroom One

A large double bedroom with a window to the rear aspect and built-in wardrobes.

## Bedroom Two

A good size single bedroom with a window to the front aspect. There is a built-in storage cupboard with fitted steps to the loft space.

## Family Bathroom

Fitted with a white suite comprising a panelled bath, toilet and wash basin. There is floor to ceiling tiling and tiled flooring.





### Outside

To the rear of the property there is a decked area adjoining the house with steps down to a lawned garden with gated access at the foot of the garden and raised plant beds. There is a useful outside power socket fitted. To the front of the property there is a lawned garden with scattered slate borders and a central pathway to the front door. There is a brick-built store which houses the Glow-worm gas fired boiler and space for other items.

### Garage

A single garage with up-and-over door leading onto a driveway.

### Directions

From Banbury town centre proceed along the Warwick Road and continue out of town for approximately one and a quarter miles. Having passed the Barley Mow Public House, turn right, taking the second exit at the next roundabout onto Highlands. Continue along this road and take the fourth turn on your left into Rosedale Avenue. Continue as the road bends and take the third left hand turn into Frensham Close where Number 4 will be found immediately on your right hand side.

### Situation

Banbury is conveniently located only 2 miles from junction 11 of the M40 putting Oxford (22 miles), Birmingham (43 miles), London (78 miles) and of course the rest of the motorway network within easy reach. There are regular trains from Banbury to London Marylebone (55 mins) and Birmingham Snow Hill (55mins). Birmingham International airport is 42 miles away for UK, European and New York Flights. Some very attractive countryside surrounds and many places of historical interest are within easy reach.

### Services

Services All mains services connected. The gas fired boiler is located in the front storage cupboard.

### Local Authority

Cherwell District Council. Tax band B.

### Viewing arrangements

Strictly by prior arrangement with Round & Jackson

### Tenure

A Freehold property



Garage  
Approx. Floor  
Area 131 Sq.Ft.  
(12.20 Sq.M.)

Ground Floor  
Approx. Floor  
Area 413 Sq.Ft.  
(38.36 Sq.M.)

First Floor  
Approx. Floor  
Area 320 Sq.Ft.  
(29.69 Sq.M.)



Total Approx. Floor Area 864 Sq.Ft. (80.25 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	Potentia
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

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