



2 Tony Humphries Road
Banbury, Oxon OX16 0FF



ROUND & JACKSON
ESTATE AGENTS





A beautifully presented four bedroom detached house with off road parking and single garage located on this highly regarded modern development close to a wide range of amenities. Available for sale with a complete upper chain.

The Property

2 Tony Humphries Road, Banbury is a superb modern property which is pleasantly located on this highly regarded new development on the northern side of town. There are many amenities close by which include primary and secondary schooling, a range of shops and a public house. On the ground floor there is an entrance hallway, cloakroom W.C., utility room, a large sitting room and kitchen/diner. On the first floor there is a master bedroom with an en-suite shower room, three further bedrooms and modern family bathroom. To the front of the property there is a small garden area with a path to the front door and to the side there is a driveway that gives access to the single garage and rear garden. The rear garden is pleasantly landscaped with both paved and decked seating areas, a pergola and is predominantly laid to lawn.

We have prepared a floorplan to show the room sizes and layout. Some of the main features include:

Entrance Hallway

A spacious hallway with stairs to the first floor and doors to the sitting room, kitchen/dining room, utility room, cloakroom and a useful storage cupboard.

Cloakroom

Wash hand basin, W.C. and a window to the front aspect.

Utility room

Fitted with work surface, eye level cabinet and space and plumbing for a washing machine.

Sitting Room

A large room with a box bay window to the front.

Kitchen/Diner

Located to the rear with double doors and a window to the garden. The kitchen is fitted with a range of modern eye level cabinets and base units with work surfaces over. There is an inset one and a half bowl sink and drainer, integrated fridge/freezer, dishwasher, double oven, electric hob with extractor hood above. There is ample space for furniture within the dining area.

First Floor Landing

Doors to all first floor accommodation, a useful storage cupboard, hatch to loft space and a window to the side aspect.

Master Bedroom

A double bedroom with fitted wardrobes and a window to the rear aspect and door to the en-suite.

En-suite

Fitted with a double shower, W.C., wash hand basin and a heated towel rail.

Bedroom Two

A double bedroom with a window to the front aspect.

Bedroom Three

A double bedroom with a window to the rear aspect.

Bedroom Four

A single bedroom with a window to the front aspect.



Family Bathroom

Fitted with a white suite comprising a panelled bath with mixer shower, large shower cubicle, W.C and wash hand basin. There is a heated towel rail and a window to the side aspect.

Outside

To the front of the property there is a small and enclosed garden area with a path to the front door and to the side there is a driveway which gives access to the single garage and rear garden. The rear garden is laid to lawn with a patio seating area adjoining the house, two decked seating areas with an attractive pergola. There are established shrub borders and well stocked flower beds.

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.

Directions

From Banbury Cross proceed in a northerly direction via North Bar street and turn left at the cross roads traffic lights into the Warwick road. Continue for approximately one and a half miles passing over two roundabouts and at the traffic lights at the Barley Mow Public house turn left onto the Stratford Road. Take the next left hand turn into Bretch Hill and then the second right into George Parish Road. Bear left where the property will be found on your right hand said immediately after the sign for Tony Humphries Road.

Services

All mains services connected. The gas fired boiler is in the utility room.

Local Authority

Cherwell District Council. Tax band E.

Viewing arrangements

Strictly by prior arrangement with Round & Jackson.

Tenure

A Freehold property.

Agents Notes

There is a service charge of £76 which is paid every six months.

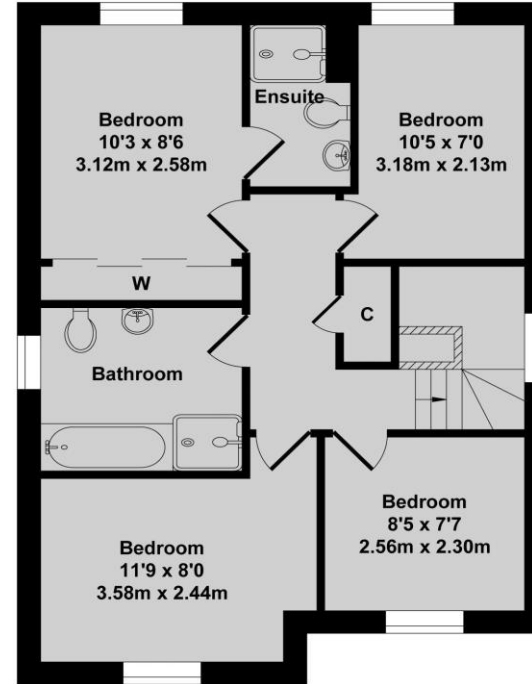
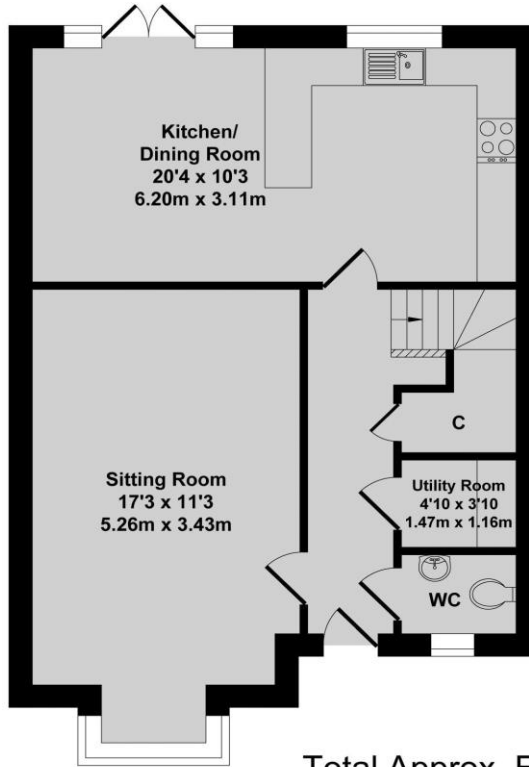
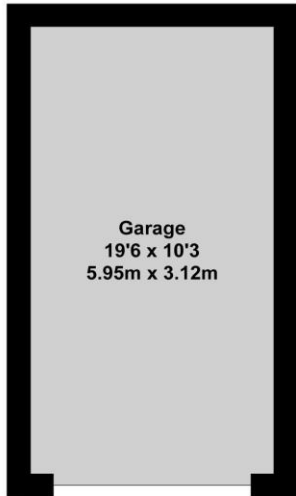
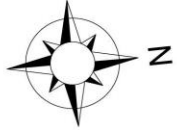
Asking Price: £395,000



Garage
Approx. Floor
Area 200 Sq.Ft.
(18.60 Sq.M.)

Ground Floor
Approx. Floor
Area 553 Sq.Ft.
(51.40 Sq.M.)

First Floor
Approx. Floor
Area 543 Sq.Ft.
(50.40 Sq.M.)



Total Approx. Floor Area 1296 Sq.Ft. (120.40 Sq.M.)
All items illustrated on this plan are included in the "Total Approx Floor Area"



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