



8 Spinney Drive
Banbury



ROUND & JACKSON
ESTATE AGENTS



8 Spinney Drive

Banbury, OX16 9TA

£295,000

A three-bedroom semi-detached family home, with garage, and situated in a quiet cul-de-sac on the popular Cherwell Heights development and within easy walking distance to the train station.

The Property

8 Spinney Drive, Banbury is a modern, three-bedroom, semi-detached family home with a private rear garden, larger than average garage and the property is located at the end of a quiet cul-de-sac on the popular Cherwell Heights development. The property is within easy walking distance to the train station, town centre and has schools, shops and amenities close by. The living accommodation is arranged over two floors and is well laid out. On the ground floor there is a porch, open-plan sitting/dining room, kitchen and larger than average garage. On the first floor there is a landing, three-bedrooms and a family bathroom. There is a private lawned garden to the rear and driveway parking at the front of the property. We have prepared a floor plan to show the room sizes and layout, some of the main features include:

Entrance Porch

A useful addition to the property with windows to the side, vinyl flooring and there is a door leading into the sitting room.

Sitting/Dining Room

A very large, open-plan room which has plenty of natural light coming from a large front window and further French doors leading into the garden. There are stairs rising to the first floor, with a storage cupboard beneath, and wood effect laminate flooring throughout. There is plenty of space for furniture and the dining area will take a large table and chairs. Door from the dining area into the kitchen.

Kitchen

Fitted with cream coloured, shaker style cabinets with worktops over and tiled splash backs. There is an inset ceramic sink, with drainer and a window overlooking the rear garden. There is an integrated electric oven, four-ring gas hob and an extractor hood. There is space and plumbing for a washing machine, space for a fridge freezer and space for a dishwasher. There is a useful understairs storage cupboard, with shelving, and a door leading into the garage. The kitchen has tiled flooring throughout and the Halstead, gas fired combination boiler is located here.

Garage

A larger than average, pre-fabricated single garage with power connected. There are double doors leading onto the driveway and there is a further door, and window, leading into the rear garden with a door leading into the kitchen.

First Floor Landing

Large window to the side aspect, doors leading to all the first floor rooms and a built-in, shelved storage cupboard. Loft hatch to the roof space.

Bedroom One

A large double bedroom with a window to the front aspect and plenty of space for furniture.

Bedroom Two

A double bedroom with a window to the rear aspect and plenty of space for furniture.



Bedroom Three

A single bedroom with a window to the front aspect and a built-in, shelved storage cupboard.

Family Bathroom

Fitted with a white suite comprising a panelled bath, toilet and wash basin. There are white, tiled splash backs, tiled flooring and there is a window to the rear aspect. There is an electric Triton shower, over the bath and a heated towel rail.

Outside

To the rear of the property there is a very pretty lawned garden which offers a good amount of privacy. There are established trees and shrubs and well kept planted borders. There is a patio area adjoining the house with an outside tap fitted. There is a wooden shed and access door leading into the garage. To the front of the property there is a lawned garden with planted border and there is a concrete driveway for one vehicle.

Directions

Directions From Banbury Cross proceed along South Bar and into the Oxford Road. Continue past the hospital and Sainsbury's supermarket the bear left before the flyover bridge and then left again at the roundabout onto Bankside. Continue along Bankside where Spinney Drive will be found as the fourth turning on your left. As you enter the road take the first right and number 8 will be found directly in front of you, at the end of the cul-de-sac.

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

All mains services connected. The gas fired boiler is located in the kitchen.

Local Authority

Cherwell District Council. Tax band C.

Tenure

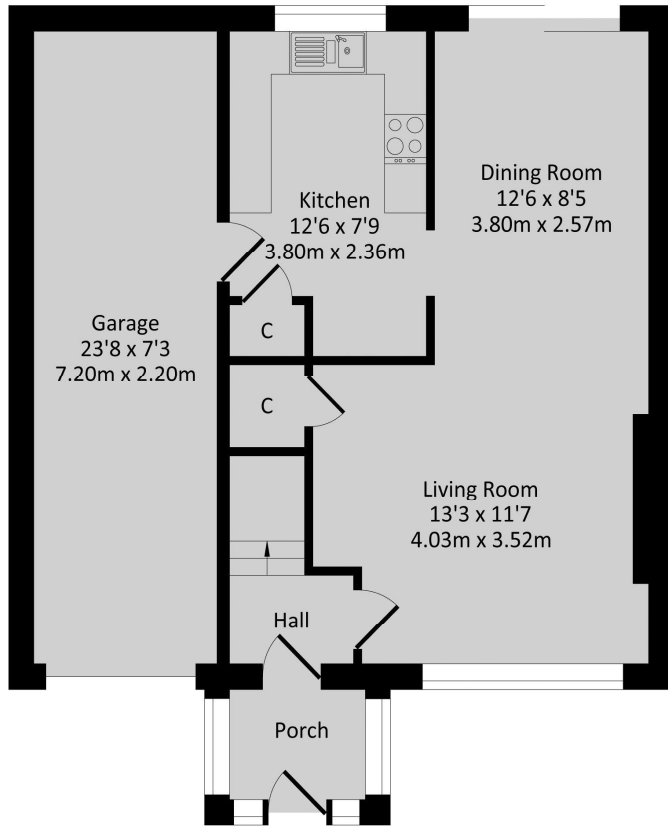
A freehold property

Viewing arrangements

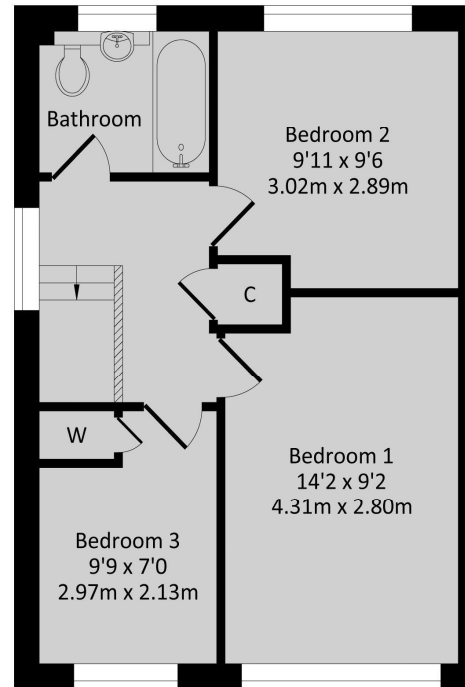
Strictly by prior arrangement with Round & Jackson



Ground Floor
Approx. Floor
Area 618 Sq.Ft.
(57.40 Sq.M.)



First Floor
Approx. Floor
Area 401 Sq.Ft.
(37.30 Sq.M.)



Total Approx. Floor Area 1019 Sq.Ft. (94.70 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		
39-54	E	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.