



30 Appleby Close
Banbury



ROUND & JACKSON
ESTATE AGENTS



30 Appleby Close

Banbury, OX16 0UY

£245,000

A spacious three bedroom family home with gardens to the front and rear, located in a quiet cul-de-sac on the western side of town close to a wide range of amenities and schooling. Available for sale with no onward chain.

The Property

30 Appleby Close, Banbury is located towards the edge of the development and within walking distance of primary and secondary schooling. The property is arranged over two floors and is well laid out with an entrance hallway, sitting/dining room, kitchen and conservatory on the ground floor. On the first floor there are three bedrooms, a W.C., and a separate room for the bath and sink. There are front and rear gardens and a useful outhouse in the rear garden and parking is found in the communal parking area on a first come first serve basis. The property benefits from double glazing and gas central heating. We have prepared a floorplan to show the room sizes and layout, some of the main features include;

Entrance Hallway

A central hallway with two large storage cupboards, stairs rising to the first floor and doors to the sitting room and kitchen.

Kitchen

Fitted with a range of wooden cabinets with eye level units, base units and drawers with work surfaces over, inset sink and draining board. There is space and plumbing for a washing machine, free standing fridge/freezer, single oven with extractor hood fitted above and tiled splashbacks. There is a window and door leading to the rear garden.

Sitting/Dining Room

A large reception room with ample space for both sitting and dining furniture. Window to the front aspect and door to the conservatory.

Conservatory

A useful additional reception space with double doors to the garden and tiled flooring.

First Floor Landing

Doors to first floor accommodation, a large airing cupboard and hatch to loft space.

Bedroom One

A large double bedroom with a window to the rear aspect.

Bedroom Two

A double bedroom with a window to the front aspect.

Bedroom Three

A single bedroom with a window to the front aspect.

W.C.

Fitted with white W.C and window to the rear aspect.

Bathroom

Fitted with a wash hand basin and panelled bath with shower over. Window to the rear aspect.

Outside

To the front of the property there is an enclosed pleasant garden area which has both a paved and lawned area. There are established shrubs and rose bushes with a pathway leading to the front door. The main area of garden is located to the rear which has a patio seating area adjoining the house with a path leading to lawned areas, a pond and a useful brick shed at the foot of the garden. There are pleasant established shrubs, hedges and plants throughout.



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 in into Bretch Hill and then the third turn on the right into Appleby Close and bare right where you will find the communal parking. Follow the numbering system on foot where the property will be found on the left hand side at the end of the terrace.

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 combi boiler is located in the kitchen.

Local Authority

Cherwell District Council. Tax band B.

Viewing arrangements

Strictly by prior arrangement with Round & Jackson.

Tenure

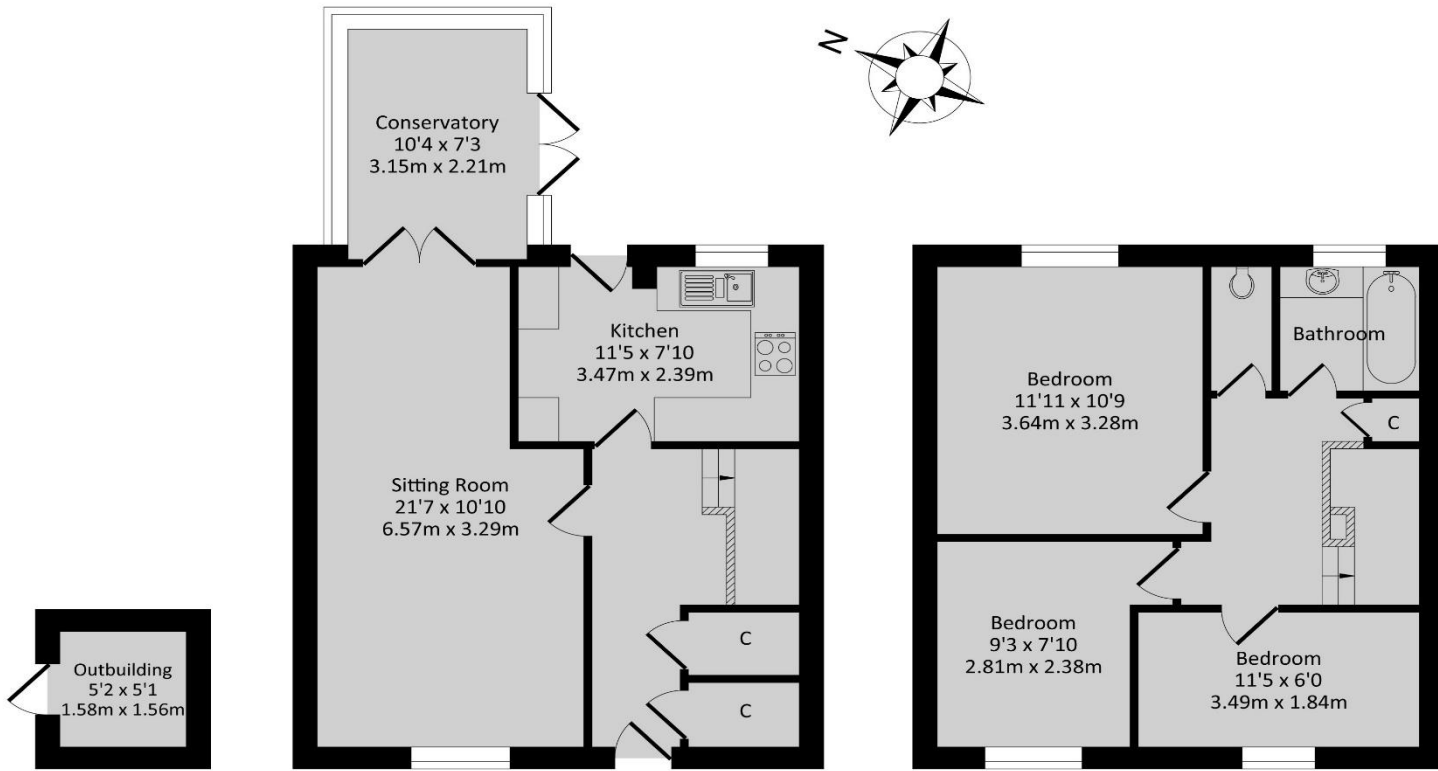
A Freehold property.



Outbuilding
Approx. Floor
Area 27 Sq.Ft.
(2.50 Sq.M.)

Ground Floor
Approx. Floor
Area 498 Sq.Ft.
(46.30 Sq.M.)

First Floor
Approx. Floor
Area 421 Sq.Ft.
(39.10 Sq.M.)



Total Approx. Floor Area 946 Sq.Ft. (87.90 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		
69-80	C		78 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

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