



9 Foscote Rise
Banbury, OX16 9XS



ROUND & JACKSON
ESTATE AGENTS





A very well presented, four bedroom detached family home with a garage and a large rear garden. Located within a quiet cul-de-sac on the popular Foscoote Rise development on the south side of town.

The property

9 Foscoote Rise, Banbury is a very well presented, four bedroom, detached family home with a single garage and has a large, and very private, rear garden. The property is located in a very small cul-de-sac within the popular Foscoote Rise development and is within easy walking distance to the train station, Hospital, town centre and many local shops and amenities. The property has had all windows and doors replaced along with new carpets and underlay. The sitting room and dining room has been replastered and there has been redecoration throughout. The living accommodation is arranged over two floors and is well laid out. On the ground floor there is a welcoming hallway, sitting room, dining room, kitchen, conservatory, utility room and a cloakroom with W.C. On the first floor there is a landing, four bedrooms, with en-suite to the main bedroom, and there is a large family bathroom. Outside to the front there is a large driveway and a garage and to the rear there is a pretty lawned garden which offers a large amount of privacy. We have prepared a floor plan to show the room sizes and layout, some of the main features include:

Entrance Hallway

A spacious and welcoming hallway with stairs rising to the first floor and doors leading to the ground floor rooms. Large and very useful, built-in storage cupboard.

Cloakroom W.C

Fitted with a white suite comprising a toilet and wash basin. The wash basin has a large vanity storage cupboard beneath and further built-in wall cupboards. There are tiled walls and tiled flooring and there is a heated towel rail and a window to the front aspect.

Sitting Room

A really bright and airy sitting room with windows to the front and side aspects. The room is partly open leading into the dining room.

Dining Room

A pleasant room with space for a large table and chairs. Door leading into the kitchen a further sliding door leading into the conservatory.

Conservatory

A large and very useful addition to the property with fitted blinds, tiled flooring and doors leading into the garden.

Kitchen

A spacious kitchen which is fitted with a range of country style cabinets with worktops over and tiled splash backs. There is an integrated electric oven, a four ring gas hob and an extractor hood along with an integrated dishwasher. There is space for a fridge freezer and an inset sink with drainer. The kitchen has tiled flooring throughout, a window to the rear aspect and doors leading into the hallway and also the utility room.

Utility Room

A good size utility room which is fitted with more country style cabinets and a sink and worktop area. There is space and plumbing for a washing machine, tiled splash backs and the tiled flooring from the kitchen continues throughout. Window and door leading into the garden and the wall mounted, Worcester gas fired boiler is located here.

First Floor Landing

Doors leading to all the first-floor rooms and there are two built-in storage cupboards, one housing the hot water tank and the other with hanging rail. Loft hatch to the roof space.

Bedroom One

A large and very bright and airy double bedroom with dual aspect windows to the front and side. Built-in wardrobe.



Bedroom Two

A double bedroom with a window to the rear aspect.

Bedroom Three

A single bedroom with a window to the rear aspect and a built-in wardrobe.

Bedroom Four

A single bedroom, currently being used as a study, with a window to the rear aspect and a built-in wardrobe.

Family Bathroom

Fitted with an immaculate pink suite comprising a panelled bath, corner shower cubicle, toilet and a wash basin. There are tiled splash backs and tiled flooring, with underfloor heating. There is a heated towel rail fitted and a window to the front aspect.

Garage

A single garage with power and lighting and an electric roller door leading onto the driveway. Access door to the side which leads into the rear garden.



Outside

To the rear of the property there is a large paved patio adjoining the house with steps down to a lovely lawned garden with many established trees and shrubs.

There are a number of fruit bearing trees including apples, pears and figs. There is a further planted border and side access to the front of the property and garage. The garden is very private and a pleasant place to relax and there is an outside tap fitted. To the front of the property there is a pretty lawned garden with many established trees and bushes and there is a large driveway with parking for many vehicles. The grassed area continues to the side of the property.

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 the Town, and many places of historical interest are within easy reach.

Directions

From Banbury Cross proceed via South Bar Street and continue into the Oxford Road. Continue through two sets of traffic lights and shortly after passing the Hospital turn left into Hightown Road. Continue for approximately 500 yards and turn right into Foscoote Rise having just passed the Foscoote hospital. Number 9 will be found in the first cul-de-sac on your left just after entering the road.

Services

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

Local Authority

Cherwell District Council. Tax band E.

Viewing Arrangements

By prior arrangement with Round & Jackson.

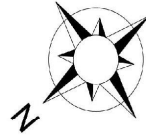
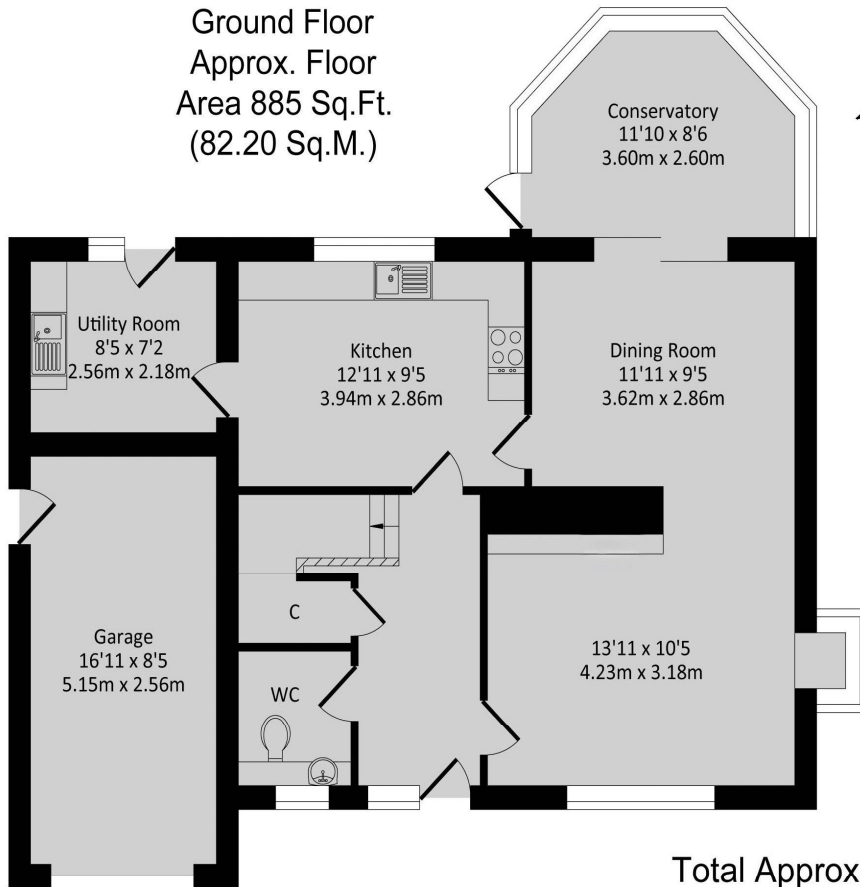
Tenure

A freehold Property.

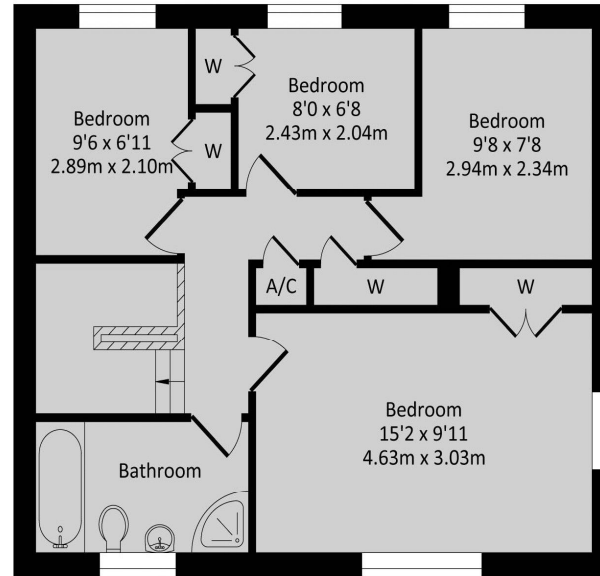
Asking Price: £450,000



Ground Floor
Approx. Floor
Area 885 Sq.Ft.
(82.20 Sq.M.)



First Floor
Approx. Floor
Area 548 Sq.Ft.
(50.90 Sq.M.)



Total Approx. Floor Area 1433 Sq.Ft. (133.10 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		
55-68	D	65 D	79 C
39-54	E		
21-38	F		
1-20	G		

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