



15 Dukes Meadow Drive
Banbury



ROUND & JACKSON
ESTATE AGENTS

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15 Dukes Meadow Drive,

Banbury, OX16 1GW

35% shared ownership £108,000

A beautifully presented three bedroom, semi-detached house with spacious accommodation and off road car parking located on this modern development close to amenities on the northern side of town. 35% shared ownership.

The Property

15 Dukes Meadow Drive, Banbury is a superb three bedroom, semi-detached house which is conveniently located close to local schooling and amenities. Constructed by Davidson Homes in 2021, the property is beautifully presented with accommodation over two floors. On the ground floor there is a large entrance hallway, kitchen/breakfast room, cloakroom/W.C. and sitting room with access to the rear garden. On the first floor there is a central landing, three bedrooms and a modern family bathroom. To the front of the property there is a small garden with established hedges and path leading to the front door. To the rear, the garden is predominantly laid to lawn with a small patio area adjoining the house and a path leading to the gated access which leads to the communal car park where there is two allocated spaces. We have prepared a floorplan to show the room sizes and layout. Some of the main features include:

Entrance Hallway

A large central hallway with stairs rising to the first floor, useful understairs storage cupboard and doors to all ground floor accommodation.

Kitchen

Fitted with a range of modern eye level cabinets with base units and drawers with work surfaces over, an inset sink and draining board, integrated single oven with a four-ring gas hob above and extractor hood over. There is space and plumbing for a washing machine and slim line dishwasher and space for a free standing fridge/freezer with a window to the front aspect.

Cloakroom/W.C.

White suite comprising wash hand basin and W.C.

Sitting/Dining Room

A large reception room with a useful storage cupboard. There is ample space for living and dining furniture and a window and door to the rear garden.

First Floor Landing

A central landing with hatch to loft space, airing cupboard and doors to all first floor accommodation.

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 good sized single bedroom with a window to the rear aspect.

Family Bathroom

Fitted with a modern white suite comprising a panelled bath with mixer shower over, W.C. and wash hand basin. There is attractive tiled splash backs and a window to the front aspect.

Parking

To the rear of the property there is a communal car parking area where there are two allocated spaces which are numbered 15.

Outside

To the front of the property there is a small garden area with established hedges and a path leading to the front door. To the rear of the house there is an enclosed garden which is laid to lawn and has a patio seating area adjoining the house with a path leading to the gated access which leads out into the parking area.

Tenue and Shared Ownership Information

A leasehold property that is held on a 125 year lease which commenced on July 1st 2019 (119 years remaining). Any potential buyer will be assessed in line with Homes England affordability to ensure they meet the eligibility criteria for shared ownership.. The monthly rental cost for the unowned 65% is £531.30. The service charge per calendar month is £34.83.

Directions

From Banbury town centre proceed via the Warwick Road and continue out of town for approximately one and a quarter mile. Having passed the Barley Mow Public House continue straight ahead at the next two roundabouts and then take the next road on the right into Nickling Road and take the first turn on the right. Continue straight ahead where you will find the shared parking area where the two allocated parking spaces are numbered. There is gated access to the rear garden or a path to the front of the house fronting Dukes Meadow Drive.

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 (51 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 B.

Viewing Arrangement

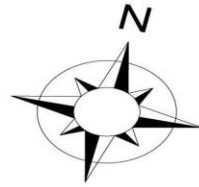
By prior arrangement with Round & Jackson.

Tenure

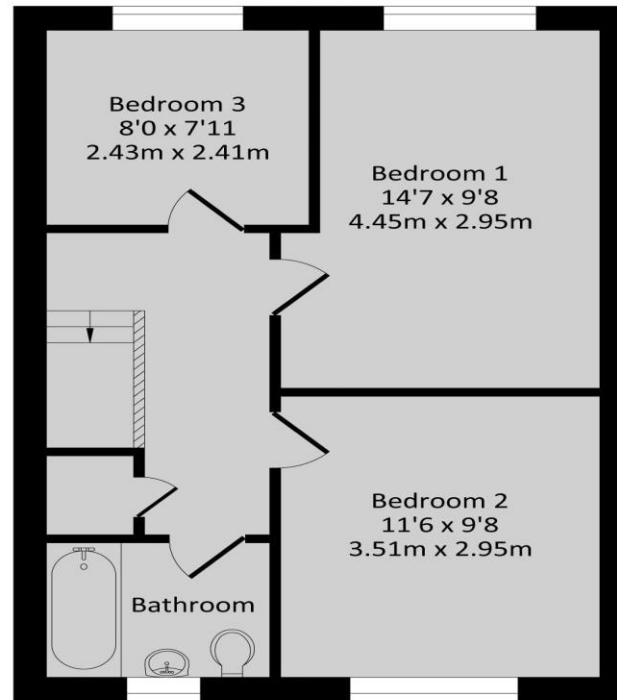
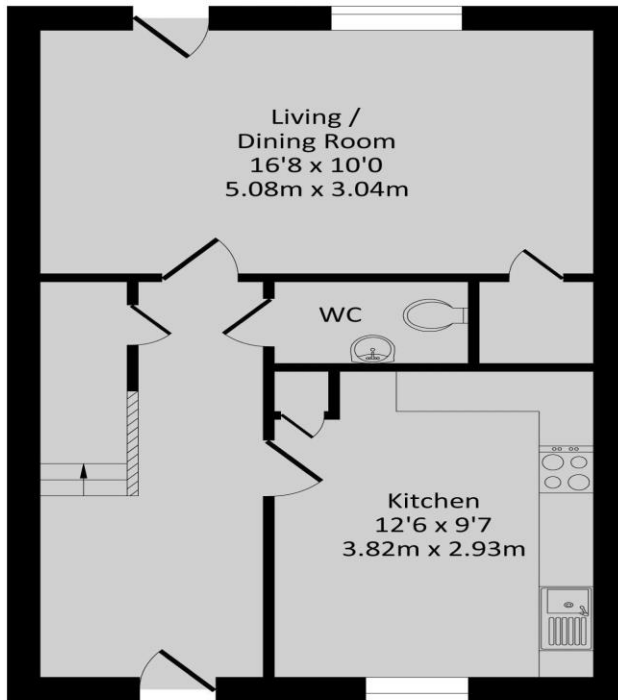
A leasehold property. A leasehold property that is held on a 125 year lease which commenced on July 1st 2019 (119 years remaining).



Ground Floor
Approx. Floor
Area 441 Sq.Ft.
(41.0 Sq.M.)



First Floor
Approx. Floor
Area 441 Sq.Ft.
(41.0 Sq.M.)



Total Approx. Floor Area 882 Sq.Ft. (82.0 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		96 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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