



43 Warkworth Close  
Banbury, OX16 1BD



ROUND & JACKSON  
ESTATE AGENTS









**A superb three bedroom, terraced house which has been modernised throughout and is located on this highly regarded development on the northern side of town and close to amenities. Available for sale with no onward chain.**

#### The property

43 Warkworth Close, Banbury is a beautifully presented family home located on this no-through road on the northern side of Banbury and is within easy reach of schooling and amenities. The accommodation is well laid out and is arranged over two floors. On the ground floor there is an entrance hallway, sitting room, kitchen/diner, utility room and cloakroom/W.C. On the first floor there is a central landing, three bedrooms with an en-suite shower room to the master bedroom and a family bathroom. To the rear of the property there is an enclosed and private, low maintenance garden and to the front there is a small lawned garden area with a tandem driveway under the carport which has living accommodation above. We have prepared a floorplan to show the room sizes and layout. Some of the main features include:

#### Entrance Hallway

Stairs rising to the first floor with doors to the sitting room and kitchen/diner.

#### Sitting Room

A spacious and modern reception room with a window to the front aspect.

#### Kitchen/Diner

A superb open plan kitchen fitted with a range of modern eye level cabinets, base units and drawers with work surfaces over and an inset sink and draining board. There is an integrated single oven with a four ring gas hob above and extractor hood over, space and plumbing for a dishwasher, space for a free standing fridge/freezer and ample room for a dining table and chairs. There is a sliding door leading to the rear garden and a door leading to the utility room.

#### Utility Room

Fitted with a work surface providing space and plumbing beneath for a washing machine and door to the cloakroom.

#### Cloakroom/W.C.

Fitted with a wash hand basin and W.C. Modern tiled splashbacks.

#### First Floor Landing

Doors to all first floor accommodation, hatch to loft space and a window to the rear aspect.

#### Bedroom One

A large double bedroom with a window to the front aspect, a wash hand basin and an open doorway to the en-suite which is fitted with a W.C and shower cubicle.

#### Bedroom Two

A double bedroom with a window to the rear aspect.

#### Bedroom Three

A good size single bedroom with a window to the rear aspect.

#### Family Bathroom

A modern family bathroom fitted with a white suite comprising a panelled bath with shower over, a modern wash hand basin and W.C. Heated towel rail, tiled splashbacks and flooring and a window to the rear aspect.

#### Outside

To the front of the property there is a lawned garden area and a tandem driveway which is located under the car port. To the rear, the garden is very low maintenance with a large patio area adjoining the house and a small lawned section at the foot of the garden. There is ample space for garden furniture and the garden backs onto open fields and provides a good level of privacy.



#### 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 in a northerly via along North Bar Street and continue into Horsefair. At the cross roads turn left on to the Warwick Road and continue along this road for approximately one mile, passing the left hand turn for Stratford Upon Avon. Take the next left into Ludlow Drive and then right for Warkworth Close. Continue straight onwards for a short distance and the property will be found directly in front of you as you come to the end of the cul-de-sac.



#### Services

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

#### Local Authority

Cherwell District Council. Tax band D.

#### Viewing Arrangements

By prior arrangement with Round & Jackson

#### Tenure

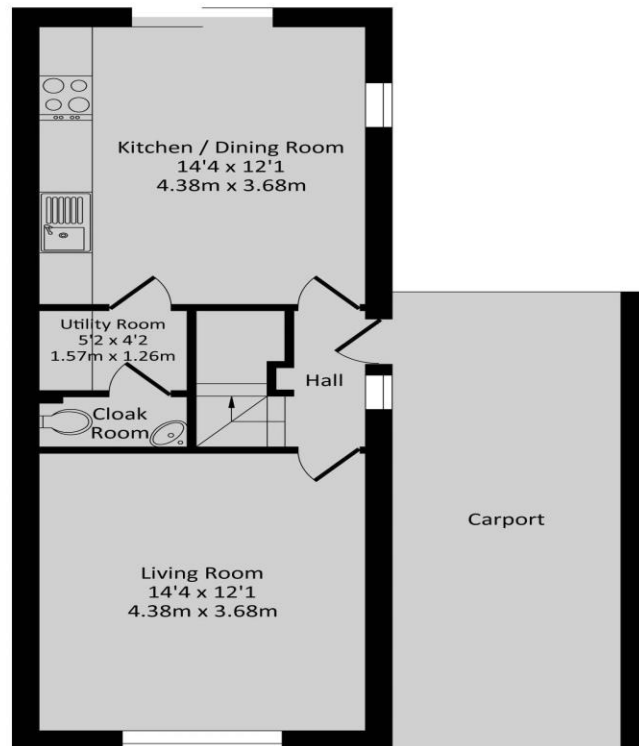
A freehold Property

**Asking Price: £318,500**

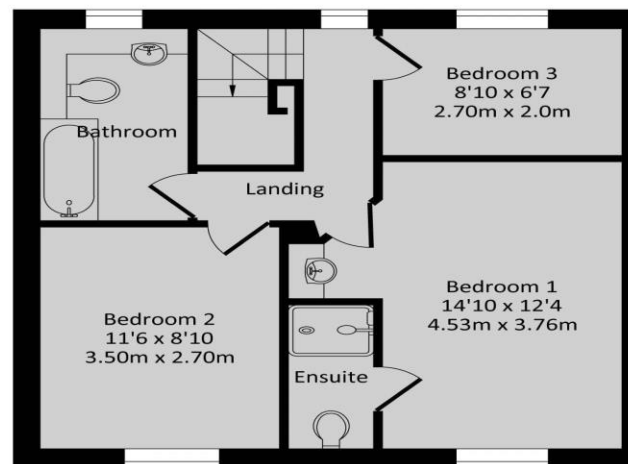




**Ground Floor**  
Approx. Floor  
Area 427 Sq.Ft.  
(39.6 Sq.M.)



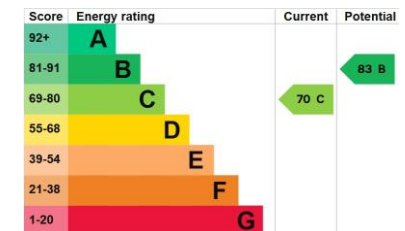
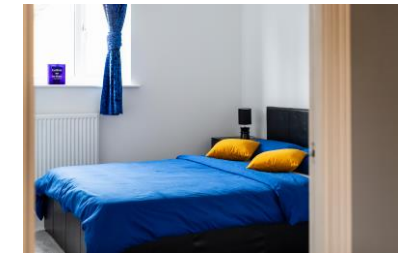
**First Floor**  
Approx. Floor  
Area 472 Sq.Ft.  
(43.9 Sq.M.)



**Total Approx. Floor Area 899 Sq.Ft. (83.5 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.



**IMPORTANT NOTE TO PURCHASERS:** We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.

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