



7 Hope Close

Banbury, Oxon, OX16 0FA



ROUND & JACKSON  
ESTATE AGENTS









**A well-presented and spacious, three-bedroom passive home with enclosed rear garden and allocated parking located close to a range of amenities and schooling. 75% shared ownership.**

#### The Property

7 Hope Close, Banbury is a modern and well-presented three bedroom passive home pleasantly located in a quiet cul-de-sac close to a range of amenities. The accommodation is arranged over two floors and it well laid out. On the ground floor there is an entrance hallway, wet room and kitchen which is semi open plan as it leads to the large sitting/dining room. On the first floor there is a central landing, three good sized bedrooms and a family bathroom. The property benefits from having triple glazed windows, an air sourced heat pump and an MVHR system. To the outside of the property to the rear is a low maintenance and private garden and to the front there is an allocated parking space with other visitor parking spaces available, a communal garden area and a bike storage area.

We have prepared a floorplan to show the room sizes and layout. Some of the main features include:

#### Entrance Hallway

A central hallway with openings to the sitting room and kitchen, three useful storage cupboards and a door to the wet room.

#### Wet Room

Fitted with a white suite comprising a W.C., wash hand basin, mixer shower and a window to the front aspect.

#### Sitting/Dining Room

A dual aspect reception room with a window to the front and double doors to the rear garden ample space for both sitting room and dining furniture.

#### Kitchen

Fitted with a range of modern cream eye level cabinets with base units and drawers with work surfaces over, an integrated single oven with a four ring electric hob above and extractor hood over. There is a one and a half bowl sink and draining board, space and plumbing for a dishwasher, fridge freezer and free standing fridge/freezer. There is a window and door to the rear and a useful breakfast bar.



#### First Floor Landing

A central landing with doors to all first floor accommodation and a useful storage cupboard.

#### Master Bedroom

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

#### Bedroom Two

A double bedroom with two windows to the front aspect.

#### Bedroom Three

A double bedroom with a window to the rear aspect.

#### Family Bathroom

A modern white suite comprising a panelled bath with a shower over, W.C., wash hand basin, heated towel rail, two windows to the front aspect and tiled splashbacks.

#### Outside

To the rear of the property there is a private, low maintenance garden with a decked seating area, an artificial lawn and raised plant beds. To the front there is an allocated space with further visitor parking spaces, a communal garden area and bike shed.



### 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.

### Directions

From Banbury Cross proceed in a northerly direction via Horsefair and North Bar Street turning left at the cross road traffic lights on to the Warwick Road. Continue for approx 3/4 mile and turn left at the roundabout into Orchard Way. At the next round about take the third exit onto the Fairway and continue for approximately 500 metres until you see the turn in to the right for Hope Close. The property will be found on the left hand side.

### Services

All mains' services connected with the exception of gas. There is electric heating and an air sourced heat pump for the hot water.

### Local Authority.

Cherwell District Council. Tax band C.

### Viewings

Strictly by prior arrangement with Round & Jackson.

### Tenure

A Leasehold property. The Lease for the property has 120 years remaining.

### Shared Ownership Information

Any potential buyer will be assessed in line with Homes England affordability to ensure they meet the eligibility criteria for shared ownership.

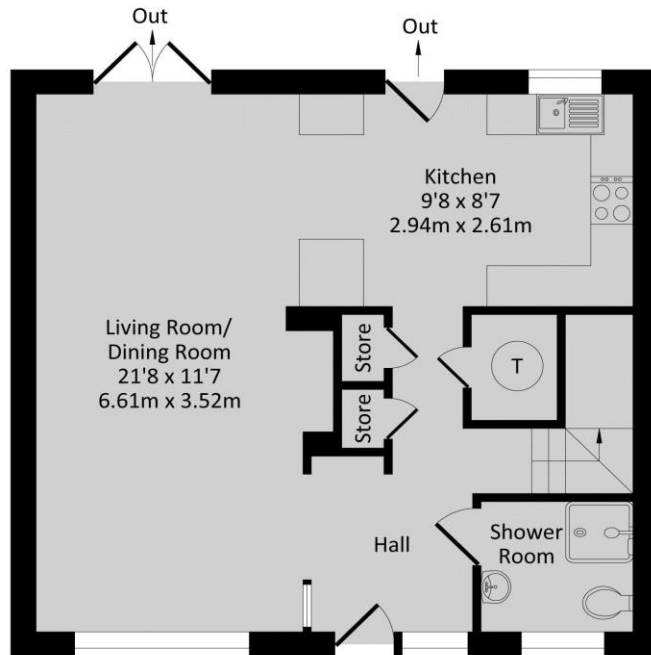
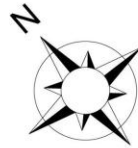
The monthly rent for the remaining 25% share is £160.67.  
The monthly service charge is £35.06

**Asking Price £213,750**

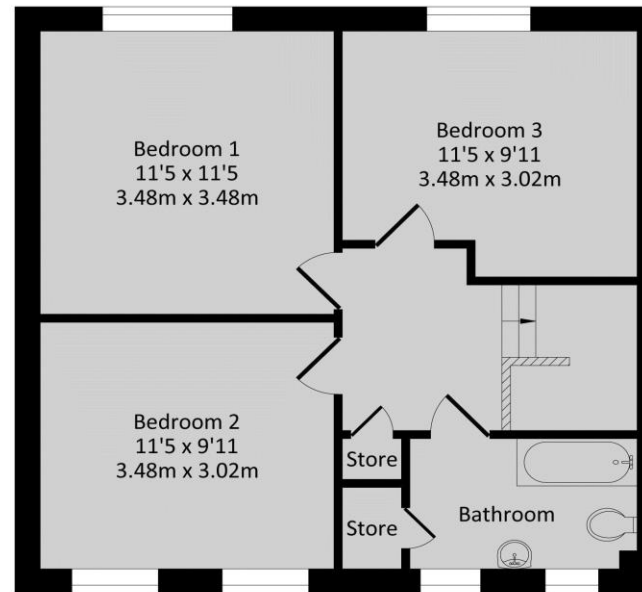




Ground Floor  
Approx. Floor  
Area 503 Sq.Ft.  
(46.70 Sq.M.)



First Floor  
Approx. Floor  
Area 503 Sq.Ft.  
(46.70 Sq.M.)



**Total Approx. Floor Area 1006 Sq.Ft. (93.40 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	82 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**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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