



Hobby Road  
Bodicote, Banbury



ROUND & JACKSON  
ESTATE AGENTS





# 59 Hobby Road

Bodicote, Banbury, Oxon, OX15 4GH

65% shared ownership £178,750

A spacious and modern two bedroom, terraced house with open plan living accommodation and off road parking located on this sought after modern development. Available for sale with a short, complete upper chain. 65% shared ownership.

## The Property

59 Hobby Road, Bodicote is a modern, mid-terraced house, two-bedroom house with off road parking which is pleasantly located on the sought after Longford Park development on the southern side of town. Constructed by Barratt Homes in 2016, the accommodation is spacious and is well laid out with a small entrance hallway, an open plan and dual aspect sitting room/kitchen/diner, rear lobby and cloakroom/W.C. On the first floor there is a central landing, two good sized double bedrooms and a modern family bathroom. Outside of the property there is a small garden area to the front and to the rear there is an enclosed garden. To the side of the terrace, there is tandem off-road car parking for two/three vehicles. We have prepared a floor plan to show the room sizes and layout, some of the main features include;

## Entrance Hallway

Stairs rising to the first floor and door to the sitting room.

## Sitting Room/Kitchen/Diner

A spacious and dual aspect open plan room with a sitting area to the front and kitchen/diner to the rear. The kitchen is fitted with a range of eye level cabinets with base units and drawers and work surfaces over. There is space and plumbing for a washing machine, slimline dishwasher and free standing fridge/freezer. There is an inset sink and draining board, integrated single oven with a four ring gas hob above and extractor hood over. There is ample space for dining furniture, a large understairs storage cupboard and door to the rear lobby.

## Rear Lobby

With doors to the rear garden and cloakroom/W.C.

## Cloakroom/W.C.

Fitted with a wash hand basin and W.C.

## First Floor Landing

Doors to first floor accommodation.

## Bedroom One

A large double bedroom with two windows to the front aspect and a useful storage cupboard.

## Bedroom Two

A good sized double bedroom with a window to the rear aspect, airing cupboard and hatch to loft space.

## Family Bathroom

Fitted with a modern white suite comprising a panelled bath with a shower over, W.C., wash hand basin with tiled splashbacks.

## Parking

To the side of the property at the end of the terraced there is allocated parking for several vehicles.

## Outside

To the front of the property there is a small gravelled garden with a path leading to the front door. To the rear there is an enclosed garden which has a lawned area and patio seating area to the foot of the garden with a path that leads to the gated access to the parking area.

## 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.

A Leasehold property. There are 89 years remaining on the Lease. Monthly Rent: £260.92  
Monthly Service Charge: £20.20

### Directions

From Banbury Cross proceed southwards via the Oxford Road and continue for just over a mile until you go under the Bodicote flyover and past the petrol station on your left. At the traffic lights turn left into the Longford Park development and continue on this road. Turn right, after passing the community hall, into Hobby Road. Continue for a short distance and take the third turn on the left where the property will be found on your right hand side.

### Services

All mains services connected. The gas fired boiler is located in the kitchen.

### Local Authority

Cherwell District Council. Tax band C.

### Viewing arrangements

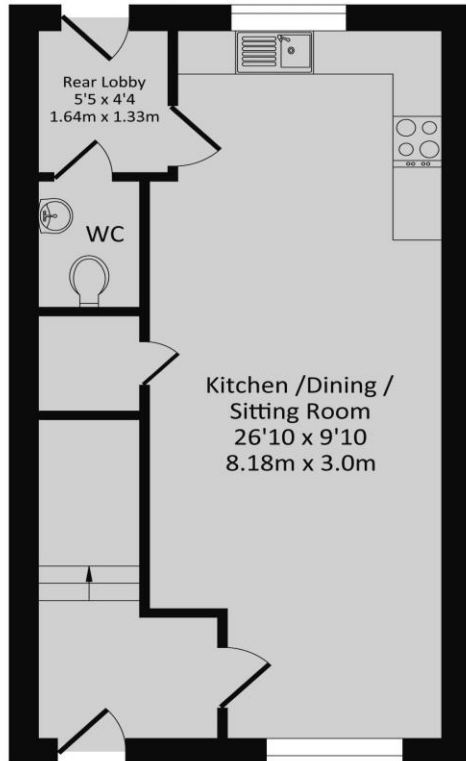
By prior arrangement with Round & Jackson.

### Agents Notes

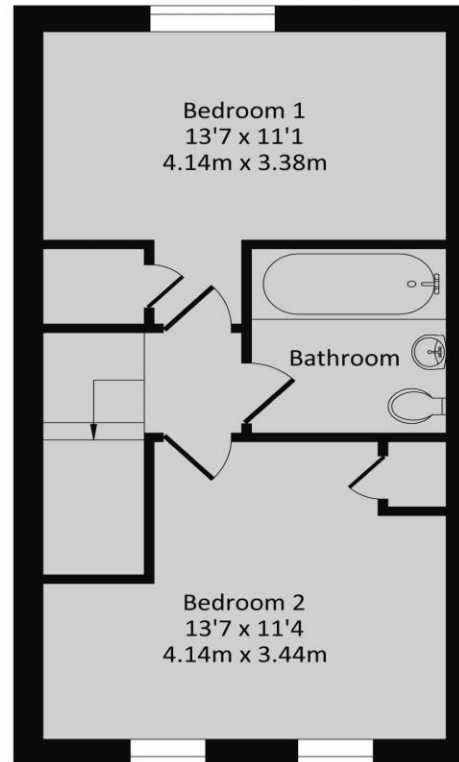
The owner of this property is employed by Round and Jackson.



Ground Floor  
Approx. Floor  
Area 363 Sq.Ft.  
(33.75 Sq.M.)



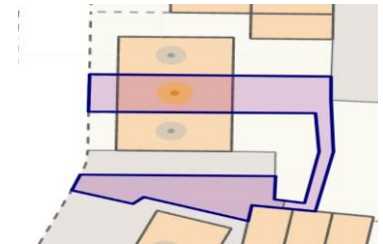
First Floor  
Approx. Floor  
Area 363 Sq.Ft.  
(33.75 Sq.M.)



Total Approx. Floor Area 726 Sq.Ft. (67.50 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		97 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The Office, Oxford Road, Banbury, Oxon, OX16 9XA  
T: 01295 279953 E: office@roundandjackson.co.uk  
www.roundandjackson.co.uk



ROUND & JACKSON  
ESTATE AGENTS

Property Misdescriptions Act 1991: The Agents have not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit the for the purpose. The buyer is advised to obtain verification from his or her professional buyer. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their solicitor. You are advised to check the availability of any property before travelling any distance to view.