



8 Bywater Drive  
Banbury, Oxon, OX16 9FF



ROUND & JACKSON  
ESTATE AGENTS







**A superb three-bedroom end of terrace townhouse which offers a pleasant outlook over the Oxford canal which is located close to the train station, town centre and a range of amenities.**

#### The Property

8 Bywater Drive, Banbury is a modern and well presented three bedroom end of terrace town house with canal and open countryside views to the front. Constructed by Barratt Homes in 2020, the property benefits from having the remainder of the NHBS warranty. The accommodation is arranged over three floors and is well laid out. On the ground floor there is an entrance hallway, cloakroom/W.C., kitchen and sitting/dining room. On the first floor there are two double bedrooms and a family bathroom. On the second floor there is a large master bedroom with an en-suite. To the front of the property there is parking for two vehicles. The main area of garden is located to the rear and is enclosed with a lawned area with a pleasant patio seating area.

We have prepared a floor plan to show the room sizes and layout, some of the main features include:

#### Entrance Hallway

A central hallway with doors to all ground floor accommodation, stairs rising to the first floor and a useful cupboard which houses the boiler.

#### Sitting Room/Dining Room

A spacious reception room with space for both dining and sitting room furniture and a understairs storage cupboard and double French doors to the rear garden.

#### Cloakroom/W.C

Fitted with a W.C and wash hand basin.

#### Kitchen

Fitted with a range of modern eye level cabinets with base units and drawers with work surfaces over. There is an integrated dishwasher, fridge/freezer, washing machine, one and a half bowl sink and drainer, single oven with a four ring gas hob above and extractor hood over. There is a window to the front aspect.



#### First Floor Landing

Doors to first floor accommodation and stairs rising to the second floor.

#### Bedroom Two

A double bedroom with two windows to the rear aspect and a door to the main family bathroom.

#### Bedroom Three

A double bedroom with an attractive panelled wall and two windows to the front aspect.

#### Family Bathroom

A Jack and Jill bathroom fitted with a modern white suite comprising a panelled bath, W.C., wash hand basin with a window to the side aspect and attractive tiled splashbacks.





#### Master bedroom

Located on the second floor, a large double bedroom with two windows to the front aspect, hatch to loft space and a useful storage cupboard. The room also benefits from having a dressing area with a fitted double wardrobe and a window to the rear aspect.

#### En-Suite

Fitted with a modern white suite comprising a W.C., wash hand basin, double shower with tiled splashbacks and a window to the rear aspect.

#### Outside

To the front of the property benefits from having far reaching views of the canal and open countryside. There are two allocated parking spaces which leads to the side gated access for the garden and steps which leads to the front door. The main area of garden is located to the rear and is predominantly laid to lawn with a paved pathway and patio seating area.



#### 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

Directions From Banbury Cross proceed along South Bar and into the Oxford Road. Continue past the hospital and Sainsbury's supermarket the bear left before the flyover bridge and then left again at the roundabout onto Bankside Continue along Bankside and through two chicanes and then take the first road on the right into Caldwell Road. Continue to the end of the road and turn left onto Cawse Street and then at the end of this road turn right onto Bywater Drive where number 8 will be found on the right hand side.

#### Services

All mains' services connected.

#### Local Authority

Cherwell District Council. Tax band C.

#### Tenure

A freehold property.

#### Viewing Arrangements

By Prior arrangement with Round & Jackson.

**Asking Price £343,000**

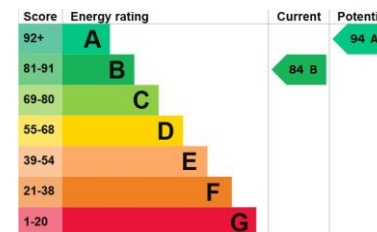
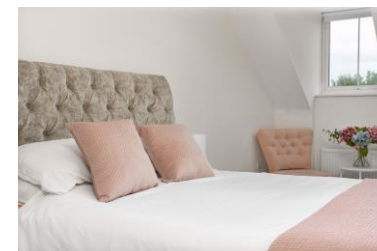






Ground Floor Approx Area = 34.92 sq m / 376 sq ft  
 First Floor Approx Area = 34.92 sq m / 376 sq ft  
 Garage Approx Area = 30.92 sq m / 333 sq ft  
 Total Area = 100.76 sq m / 1085 sq ft

Measurements are approximate, not to scale,  
 illustration is for identification purposes only.



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