

# 9 Earlstoke Close

Banbury



**ROUND & JACKSON**  
ESTATE AGENTS





# 9 Earlstoke Close

Banbury, Oxon, OX16 3WL

£195,000

A superb one bedroom end terraced house with a private rear garden and off road parking for two vehicles located on this popular residential neighbourhood close to the train station and a wide range of amenities.

## The Property

9 Earlstoke Close, Banbury is a modern one-bedroom end of terrace house which is located on a popular residential neighbourhood on the eastern side of town. The property could make an ideal first time buy or investment purchase as a buy to let. The accommodation is arranged over two floors and is well laid out. On the ground floor there is a small entrance hallway and an open plan sitting room/kitchen. On the first floor there is a central landing, a large double bedroom and a modern bathroom. To the front and side of the property there are pleasant gardens and a private garden to the rear. The property also benefits from a driveway with off road parking for two vehicles located to the rear of the property behind the garden.

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

## Entrance Porch

Main door to front, useful understairs storage cupboard to the side and door leading to the kitchen.

## Kitchen

The kitchen is fitted with a range of cream eye level cabinets with base units and drawers, work surfaces over, tiled splash backs and a window to the front aspect. There is a one and a half bowl sink and draining board, space and plumbing for a washing machine, integrated under counter fridge, double oven with a four-ring electric hob above and extractor hood over. There is space under the stairs for a free standing under counter sized freezer.

## Sitting Room

A very pleasant and well presented room with ample space for furniture, sliding doors to the rear and stairs to the first floor.

## First Floor Landing

A central landing with a window to the front aspect, hatch to the loft space, airing cupboard and door to first floor accommodation.

## Family Bathroom

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

## Bedroom

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

## Parking

The driveway for the property is located to the rear behind the garden and provides off road parking for two vehicles.



### Outside

To the front of the property there is gravelled garden area with established plants and a path leading to the front door. There are hedges to the side of the house. The main area of garden is located to the rear which benefits from having a walled perimeter and provides a good level of privacy. There are established shrubs, hedges and plants, a lawned area and a patio seating area which adjoins the property and leads to the side gated access.

### Directions

From Banbury Cross proceed along the High Street and continue as it merges into George Street. At the traffic light controlled T junction turn left on to the A4260 and right at the next set of lights on to Bridge Street. Follow the road over the railway bridge as it becomes Middleton Road and take the next left for Waterloo Drive. Continue along this road as it turns into Wellington Avenue and then Broome Way. Turn left into Cockington Green and into Fowler Road. Take your third left into Grimsbury Green then turn right into Earls Stoke Close. Number 9 will be found immediately on your left hand side.

### 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 with the exception of gas.

### Local Authority

Cherwell District Council. Tax band A.

### Tenure

A Freehold property

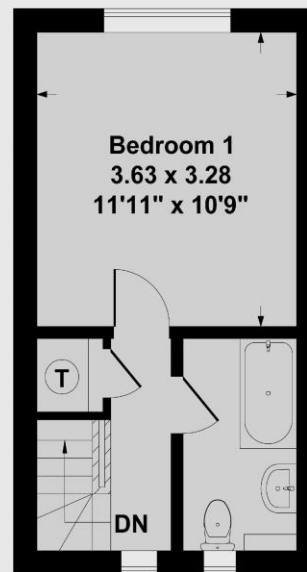
### Viewing arrangements

Strictly by prior arrangement with Round & Jackson





Ground Floor



First Floor



**Ground Floor Approx Area = 20.84 sq m / 224 sq ft**  
**First Floor Approx Area = 20.84 sq m / 224 sq ft**  
**Total Area = 41.68 sq m / 448 sq ft**

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



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