



11 Canterbury Close

Banbury, Oxfordshire, OX16 4FE



ROUND & JACKSON
ESTATE AGENTS





An exceptional one bedroom home with a high quality bespoke kitchen and bathroom located in a tucked away position and close to the town centre, train station and junction 11 M40. The property has a large rear garden and a parking space.

The property

11 Canterbury Close, Banbury is a beautifully presented modern home which is conveniently located within a sought after development and close to the train station, town centre and junction 11 M40. The property has had many improvements which include a high quality fitted kitchen and bathroom, bespoke wardrobes in the bedroom and is in excellent decorative order throughout. There is a car parking space at the front of the property and to the rear there is a large and private garden.

Sitting Room

A good sized reception room with the main entrance door to the side, wood effect flooring, stairs to the first floor and a door to the rear and a door to the kitchen.

Kitchen

A beautifully fitted bespoke kitchen with contemporary base cabinets and drawers and Quartz work surfaces. There is an inset sink, an induction hob with a modern curved extractor, space for a washing machine and a full height larder cabinet.

First Floor Landing

Hatch to loft space, doors to the bathroom and bedroom.



Bedroom

A large double room with windows to the rear and side, a storage and airing cupboard and bespoke fitted wardrobes.

Bathroom

Beautifully fitted with a modern suite comprising a curved bath with a shower over, a wash hand basin with bespoke vanity unit and a low level WC. Wood effect flooring, heated towel rail and a window to the rear.

Outside

To the front of the property there is a parking space located on the left hand side within the parking area and there is a paved pathway which gives access to the property. A particular feature is the large rear garden which is very private and is pleasantly landscaped. There is a paved seating area adjoining the house and a large area which is gravelled for minimum maintenance.



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 town centre proceed in an easterly direction along the Middleton Road. Continue to the end of this road and take the third exit at the roundabout on to Ermont Way. At the roundabout take the third exit on to Overthorpe Road then the first right into Westminster way. Take the second right for Canterbury Close. Take the first left where the property will be found in front of you and to the left.



Services

All mains services connected. The gas connection has been capped. Electric heating.

Local Authority

Cherwell District Council. Tax band A.

Viewing Arrangements

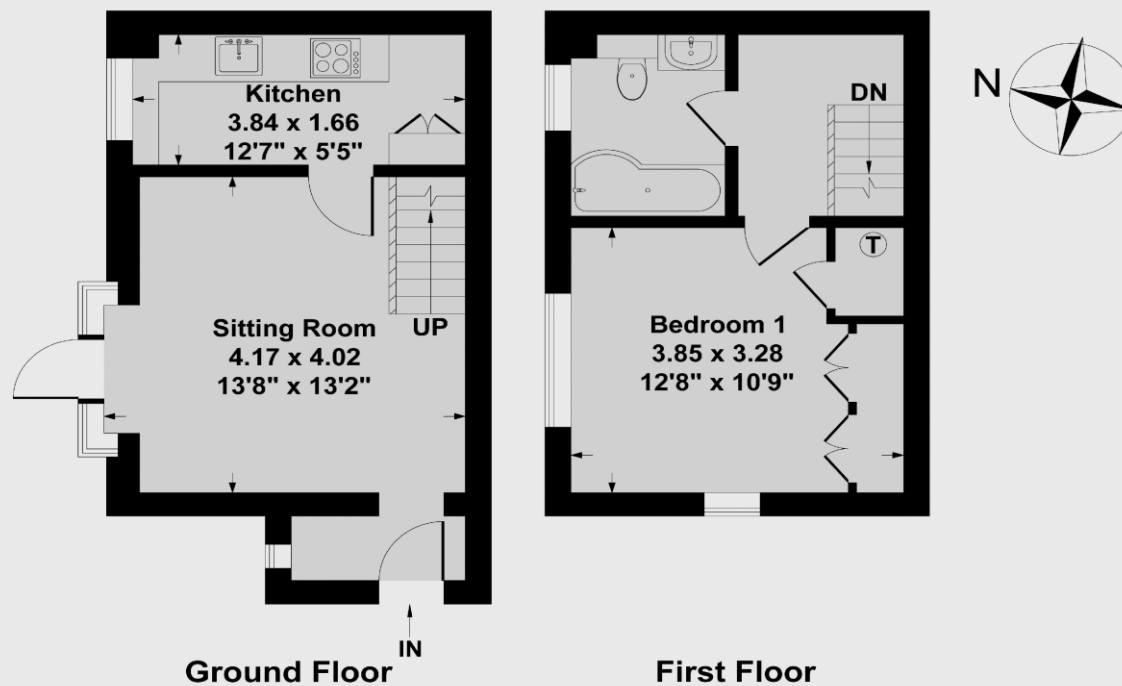
Strictly by prior arrangement with Round & Jackson.

Tenure

A freehold property.

Asking Price - £210,000





Ground Floor Approx Area = 24.97 sq m / 269 sq ft
First Floor Approx Area = 22.38 sq m / 241 sq ft
Total Area = 47.35 sq m / 510 sq ft

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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		91 B
69-80	C		
55-68	D	55 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.

Banbury - The Office, Oxford Road, Banbury, Oxon, OX16 9XA

T: 01295 279953 E: office@roundandjackson.co.uk

Bloxham - High Street, Bloxham, Oxon, OX15 4LU

T: 01295 720683 E: office@roundandjackson.co.uk

www.roundandjackson.co.uk

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.



rightmove



ROUND & JACKSON
 ESTATE AGENTS