



Bennett Drive
Banbury, OX16 1HX



ROUND & JACKSON
ESTATE AGENTS





A very well presented Bloor built, three-bedroom detached family home with a single garage and a large driveway along with a larger than average garden. The property is located at the end of a quiet cul-de-sac which is close to local schooling and amenities.

The property

35 Bennett Drive, Banbury is a very well presented Bloor built, detached three-bedroom family home with a garage and a large driveway. The property is located at the end of a very quiet cul-de-sac and has a larger than average rear garden. The property has the remainder of the NHBC warranty from when it was built of which there is around 5 years remaining. The living accommodation is arranged over two floors and is well laid out. On the ground floor there is spacious hallway, sitting room, W.C and there is a good size open plan kitchen/diner to the rear with utility area. On the first floor there is a spacious landing, three double bedrooms, with an en-suite bathroom to the main bedroom, and there is a further family bathroom. To the rear of the property there is a large paved patio and a lawned garden which continues to the side of the property, which could offer potential for an extension for the new owners. (Planning permission and building regulation permissions would be required). Outside to the side there is a garage and driveway parking for up to three vehicles. We have prepared a floorplan to show the room sizes and layout, some of the main features include:

Entrance Hallway

A spacious hallway which leads into the sitting room, kitchen/diner and W.C. There is also a range of built-in storage cupboards beneath the stairs and high-quality karndean flooring throughout.

Sitting Room

A large sitting room with ample space for furniture. There is a box window to the front aspect and the high-quality karndean flooring from the hallway continues throughout.

W.C

Fitted with a white suite comprising a toilet and wash basin with tiled splash backs. The high-quality karndean flooring continues throughout.

Kitchen/Diner

A bright and airy kitchen/diner with plenty of space for a table and chairs and there is a range of high-gloss, cream coloured cabinets with wood effect worktops over. There is an integrated electric oven, a four-ring electric hob and an extractor hood along with an integrated fridge/freezer, dishwasher and an inset sink with drainer. There are French doors leading into the garden and the high-quality karndean flooring from the hallway continues throughout.

Utility Area

A really useful utility space with storage cupboards and worktop space. There is space and plumbing for a washing machine and a tumble dryer. The Ideal gas fired boiler is located here.

First Floor Landing

A spacious landing with doors to all bedrooms and a useful storage cupboard. There is a window to the side aspect and there is access to the loft space which had a ladder, power and lighting fitted. The loft is fully boarded throughout.

Bedroom One

A good size double bedroom with high ceilings, fitted mirror-fronted wardrobes and a window to the front aspect. There is a door leading into the en-suite which is fitted with a white suite comprising a large shower cubicle, toilet and wash basin and there is a window to the front aspect. There is attractive tiling to the walls and high-quality karndean flooring throughout.

Bedroom Two

A good size double bedroom with a window to the rear aspect.

Bedroom Three

A double bedroom with a window to the rear aspect.



Family Bathroom

Fitted with a white suite comprising of a panelled bath, toilet and wash basin. There is a heated towel rail and a window to the side aspect.

Outside

To the rear of the property there is a large paved patio adjoining the house with an outside tap and external power sockets. There is a gate to the side which gives access to the driveway and garage. There is a lawned garden which is larger than average and continues to the side aspect. The driveway provides parking for up to three vehicles and there is also an electric Ohme charge point. To the front of the property there is a well stocked planted border with a canopy porch leading into the house and there is a lawned area.

Garage

A single garage with an up-and-over door with power and lighting.

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 (55 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 North Bar street and turn left at the cross roads traffic lights into the Warwick road. Continue for approximately one and a half miles passing over two roundabouts and at the traffic lights at the Barley Mow Public house turn left onto the Stratford Road. Take the first turn on the left into Bretch Hill. Then take the first right into George Parish Road and bear left in to Tony Humphries Road and continue along here into Bailey Road. After a short while turn left into Bennett Drive where the property will be found on your left hand side, down a side road, as the road bends to the right.

Services

All mains services connected. The Ideal gas fired boiler is in the utility area.

Local Authority

Cherwell District Council. Tax band D.

Viewing arrangements

Strictly by prior arrangement with Round & Jackson.

Tenure

A Freehold property.

Agents Note

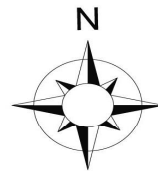
There is a service charge for the development which was £158.00 last year.

Guide Price: £375,000

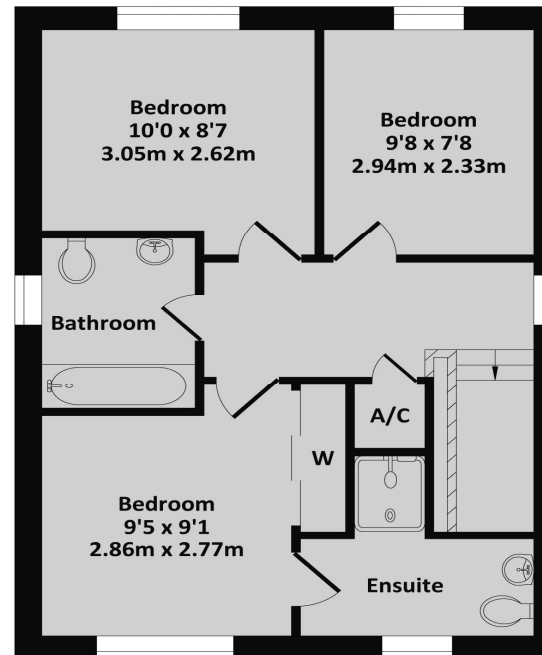
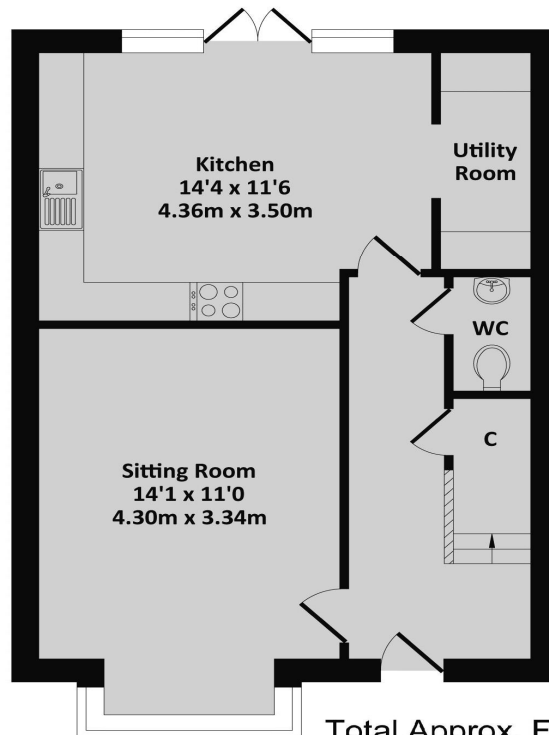
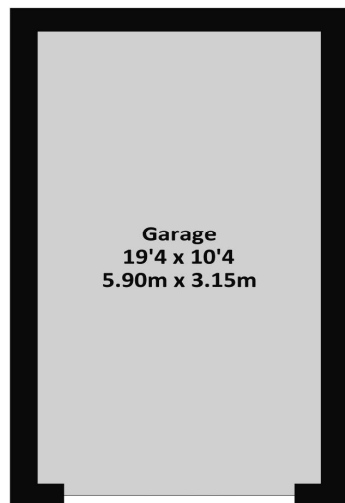


Garage
Approx. Floor
Area 200 Sq.Ft.
(18.60 Sq.M.)

Ground Floor
Approx. Floor
Area 479 Sq.Ft.
(44.50 Sq.M.)



First Floor
Approx. Floor
Area 464 Sq.Ft.
(43.10 Sq.M.)



Total Approx. Floor Area 1143 Sq.Ft. (106.20 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	86 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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