



Bowness, Spring Lane
Little Bourton, Banbury, OX17 1RB



ROUND & JACKSON
ESTATE AGENTS





A well-presented two-bedroom detached bungalow with a private rear garden pleasantly located within this small and popular village. Available for sale with no onward chain.

The Property

Bowness, Spring Lane, Little Bourton is a detached bungalow which is pleasantly located within this sought after village. The property has spacious accommodation which comprises a small entrance porch, kitchen, sitting room/diner, inner hallway, family bathroom and two double bedrooms. To the front of the property there is a large, blocked driveway with steps leading up to a paved garden area with established shrubs and hedges. To the rear of the property there is a private and low maintenance garden positioned in a western position.

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

Entrance Porch

A central porch with open doorway to the kitchen.

Kitchen

A spacious kitchen which is fitted with a range of shaker style eye level cabinets with base units and drawers and work surfaces over with tiled splash backs. There is an integrated fridge/freezer, single oven with a four ring electric hob over and extractor hood above, space and plumbing for a washing machine and sink and draining board. There is a ceramic tiled flooring and dual aspect windows to the front and side.

Sitting Room

A spacious reception room with a central electric modern storage heater, door to the inner hallway and windows to the side and rear aspect.

Inner Hallway

With doors to the two bedrooms and family bathroom, airing cupboard and open doorway to the rear lobby.

Bedroom One

A large double bedroom with windows to the front and side aspect.

Bedroom Two

A good sized double bedroom with a window to the rear aspect and a built in double wardrobe.

Family Bathroom

Fitted with a modern white suite comprising a panelled bath with a shower over, W.C. and wash hand basin with a heated towel rail, tiled splashbacks and window to the side aspect.

Rear Lobby

With space that could be used as a boot room or for storage with tiled flooring, a window to the side aspect and door leading to the rear garden.



Outside

To the front of the property there is a paved driveway which provides off road parking for two vehicles. There are steps leading up to a paved garden area with pleasant hedges and shrubs to the side. To the rear of the property there is a low maintenance private and westerly facing garden. There is a large paved seating area along with a gravelled area of garden with gated side access.

Situation

Little Bourton is located approximately three miles to the north of Banbury with easy access to the M40 motorway. In the nearby villages of Great Bourton and Cropredy there are facilities including schooling, inns, village store and post office.

Directions

From Banbury town centre proceed in a northerly direction via the Southam Road (A423). Continue for approximately 1.5 miles and turn right into Little Bourton onto Chapel Lane and after a short distance, take the second lefthand turn into Spring Lane where the property will be found on your left hand side after a short distance.

Services

All mains services connected with the exception of gas. Electric heating.

Local Authority

Cherwell District Council. Council tax band D.

Viewings

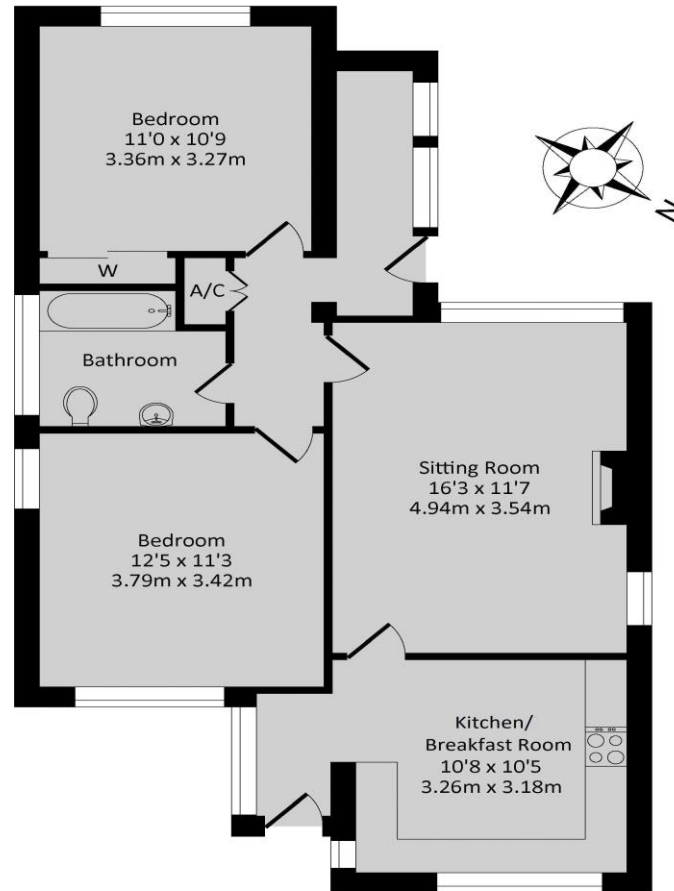
Strictly by prior arrangement with Round & Jackson.

Tenure

A freehold property.

Asking Price: £302,500





Total Approx. Floor Area 741 Sq.Ft. (68.80 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		
81-91	B		83 B
69-80	C		
55-68	D		
39-54	E	43 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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