



Delapre Drive
Banbury



ROUND & JACKSON
ESTATE AGENTS



105 Delapre Drive

Banbury, Oxon, OX16 3WS

£235,000

A spacious two-bedroom terraced home with a private rear garden and allocated off road car parking for two vehicles conveniently located in a quiet cul-de-sac close to the town centre, train station and M40. Available for sale with no onward chain.

The Property

105 Delapre Drive, Banbury is a well presented two-bedroom, terraced home located at the end of a quiet road and within easy reach of the town centre, amenities, railway station and M40. The property is available for sale with no onward chain to aid a smooth completion and has accommodation arranged over two floors. On the ground floor there is an entrance hallway, modern kitchen, sitting/dining room and a lean to. On the first floor there are two bedrooms and a family bathroom. Outside of the property there is a good sized private rear garden and to the front there is off road parking for two vehicles. We have prepared a floor plan to show the room sizes and layout, some of the main features include;

Entrance Hallway

Stairs rising to the first floor with doors leading into the kitchen and sitting room. Tile effect vinyl flooring throughout.

Kitchen

Fitted with modern high gloss white units with worktops over and tiled splash backs. Stainless steel sink with drainer, integrated beko electric oven with four ring electric hob above and extractor hood over. Hotpoint washing machine, space for an under counter fridge and window to the front aspect. Continuation of the tile effect flooring from the hallway.

Sitting Room

Large sitting room with coal effect electric fire and surround with door leading into the wooden conservatory.

Lean/To

This has been part of the property for many years and is now in need of refurbishing or replacing. Wooden construction with sliding door leading into the garden and wall mounted electric heater. Vinyl floor tiles throughout.

First Floor Landing

Doors leading to all first floor rooms and loft hatch providing access to the roof space.

Bedroom One

A large double room with built-in wardrobes and window to the front aspect. Built-in cupboard housing the hot water tank.

Bedroom Two

A good sized single room with window to the rear aspect.

Family Bathroom

Fitted with a modern white suite comprising panelled bath with shower over, toilet and wash basin. White tiled splash backs, window to the rear aspect, tile effect vinyl flooring with wall mounted heat store electric fan heater.

Outside

Outside to the rear there is a nice sized paved garden with planted borders and gated rear access to the foot of the garden. Freshly replaced fencing to one side and a wooden shed. To the front of the property there is a gravelled area with paved pathway and tarmac section providing tandem parking for two vehicles.

Directions

From Banbury town centre proceed eastwards via the Middleton Road. Continue over the mini roundabout then turn left at the traffic lights into Daventry Road. Take the second right hand turn into Delapre Drive and continue to the end of the road and bear left. Take the second road on the left and continue to the end of the road where number 105 will be found on your right 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 (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.

Services

All mains services connected with the exception of gas.

Local Authority

Cherwell District Council. Tax band B.

Tenure

A freehold property.

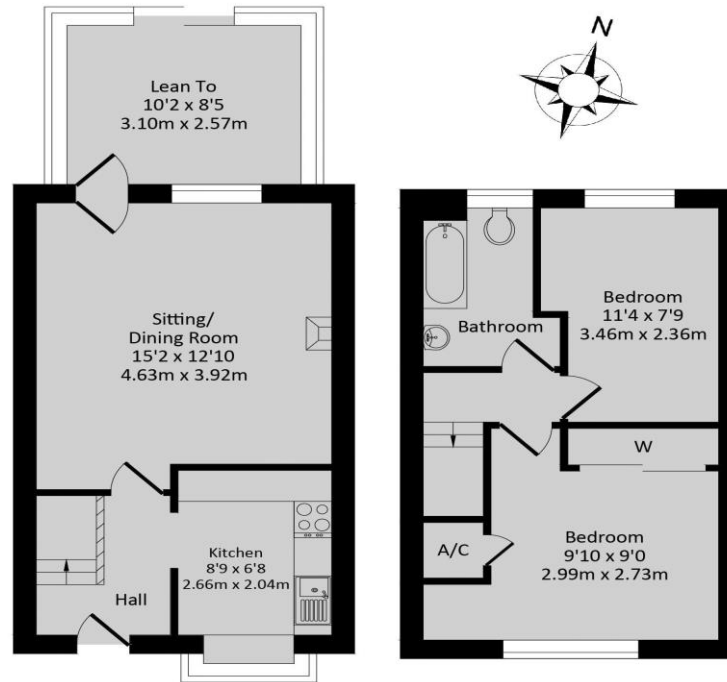
Viewing Arrangements

By Prior arrangement with Round & Jackson.



Ground Floor
Approx. Floor
Area 396 Sq.Ft.
(36.80 Sq.M.)

First Floor
Approx. Floor
Area 295 Sq.Ft.
(27.40 Sq.M.)



Total Approx. Floor Area 691 Sq.Ft. (64.20 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		
81-91	B		91 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

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