



12 Cope Road, Banbury  
Oxfordshire, OX16 2EH



ROUND & JACKSON  
ESTATE AGENTS









**A well presented three bedroom semi detached house with a beautiful rear garden and off road parking located within this sought after and convenient location close to the town centre.**

#### The property

12 Cope Road, Banbury is a three-bedroom semi-detached home, ideally positioned close to the town and within easy reach of a wide range of local amenities. The property has been thoughtfully extended on the ground floor to create a kitchen/breakfast room with direct access to the rear garden and a useful side passage with access to a cloakroom and the front drive. The hallway leads on to two generous reception rooms which provide flexible living space, perfectly suited to modern family life. Upstairs, there are two comfortable double bedrooms, a further single bedroom, and a well-appointed family bathroom. Externally, the home benefits from a driveway to the front and a stunning, landscaped garden to the rear – an ideal space for relaxation and entertaining.

A detailed floorplan is available to illustrate the room sizes and layout.

#### Hallway

Main entrance door to front, stairs to the first floor, understairs cabinetry and doors to both reception rooms and the kitchen/breakfast room.

#### Dining Room

A spacious reception room with a fireplace and a window to the front.

#### Sitting Room

Sitting room with ample space for lounge furniture, wood flooring, a fireplace and a window with pleasant outlooks over the rear garden.

#### Kitchen/Breakfast Room

An extended and beautifully fitted modern kitchen/breakfast room. Fitted wall cabinets and base units, worksurfaces with inset sink and drainer and an electric hob with extractor over. There is an integrated double oven, and space for a fridge freezer and dishwasher. Door to garden and a door to the side lobby.

#### Lobby/Utility

A useful additional room with space for washing appliances, access to the front drive and a door to the cloakroom.

#### Cloakroom

Wash hand basin and low-level WC.

#### First Floor Landing

Hatch with ladder to roof space and doors to all first-floor accommodation.

#### Bedroom One

A double room with a window to the rear.

#### Bedroom Two

A double room with a window to the front.

#### Bedroom Three

A single room with a window to the front.

#### Bathroom

A beautifully re-fitted modern bathroom with attractive tiling to the walls and floor. Panelled bath with shower over, wash hand basin and low-level WC. Window to the rear.



### Outside

There is a neat, gravelled driveway to the front which provides parking for three vehicles. The rear garden is a real highlight of the property – beautifully landscaped and thoughtfully designed to offer both practicality and charm. A generous stone-paved patio provides the perfect space for outdoor dining and entertaining, while steps lead up to a large lawn surrounded by mature trees, shrubs and colourful planting, creating a sense of privacy and tranquillity. With plenty of room for children to play, a timber shed for storage, and attractive seating areas to enjoy the sunshine, this is a garden that can be enjoyed all year round.

### 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 the Town and many places of historical interest are within easy reach.

### Directions

From Banbury Cross proceed north via North Bar Street and continue straight ahead at the traffic lights into the Southam Road. Take the first left hand turn into Cope Road where the property will be found on your right side.



### Services

All mains services connected.

### Local Authority

Cherwell District Council. Tax band C.

### Viewing Arrangements

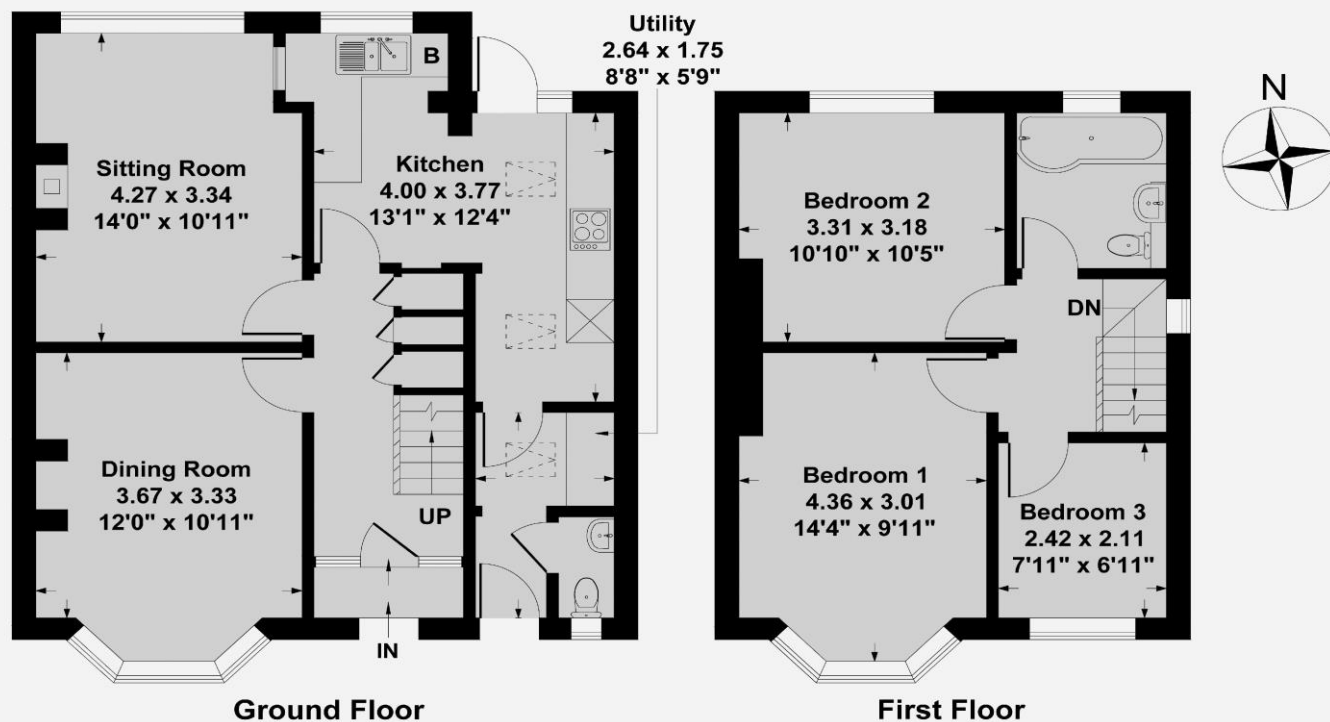
Strictly by prior arrangement with Round & Jackson.

## Offers In Excess Of £325,000









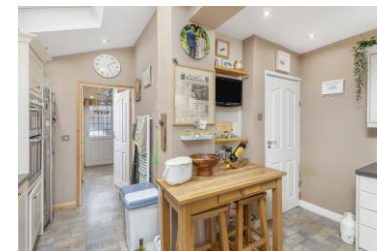
**Ground Floor Approx Area = 55.63 sq m / 599 sq ft**

**First Floor Approx Area = 38.49 sq m / 414 sq ft**

**Total Area = 94.12 sq m / 1013 sq ft**

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

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	68 D	78 C
39-54	E		
21-38	F		
1-20	G		

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