



Sussex Drive
Banbury



ROUND & JACKSON
ESTATE AGENTS

www.roundandjackson.co.uk



102 Sussex Drive

Banbury, OX16 1UL

£315,000

A well presented, three-bedroom semi-detached family home with a conservatory, garage and a private rear garden. Located on the northern side of town and close to local schooling and amenities.

The Property

102 Sussex Drive, Banbury is a well presented, three-bedroom, semi-detached family home which benefits from having a modern shower room, ground floor W.C, a conservatory and a garage. The property is located on the popular Hardwick development on the northern side of town and is within easy walking distance to schools and shops. The living accommodation is arranged over two floors and is well laid out. On the ground floor there is an entrance porch, hallway, W.C, kitchen, large sitting room and a conservatory. On the first floor there is a landing, three bedrooms and a re-fitted shower room. Outside there is a prefabricated garage with power and lighting and there is a pretty, lawned garden to the rear and a further lawned garden to the front. We have prepared a floor plan to show the room sizes and layout, some of the main features include:

Entrance Porch

A good size porch with a sliding door and further door leading into the hallway.

Entrance Hallway

Stairs rising to the first floor and doors leading into the W.C, kitchen and the sitting room. Useful built-in storage cupboard.

W.C

Fitted with a white suite comprising a toilet and a hand basin. Window to the front aspect and tiled splash backs.

Kitchen

Fitted with a range of cabinets with worktops over and tiled splash backs. There is a window to the front aspect and there is an integrated electric oven, a four ring gas hob and an extractor hood. There is space and plumbing for a washing machine and a tumble dryer and space for a free standing fridge-freezer. Wood effect flooring throughout and two really useful, built-in storage cupboards.

Sitting Room

A spacious sitting room with glazed double doors leading into the conservatory. There is an inset electric fire and space for a table and chairs and other furniture.

Conservatory

A really useful addition to the property which offers a good amount of useable space. French doors leading into the garden and fitted blinds.

First Floor Landing

Doors to all the first floor rooms. Two built-in storage cupboards, one housing the hot water tank, with shelving above. Loft hatch to the roof space which is boarded with a light and ladder fitted.

Bedroom One

A large double bedroom with a window to the front aspect and plenty of space for wardrobes.

Bedroom Two

A large double bedroom with a window to the rear aspect and fitted wardrobes.



Bedroom Three

A single bedroom with a window to the rear aspect.

Shower Room

A re-fitted shower room comprising a large walk-in shower cubicle with attractive panelling, a toilet and a wash basin with a vanity storage unit beneath. There is a window to the front aspect, a heated towel rail and there is tiled flooring.

Garage

A prefabricated single garage with power and lighting fitted.

Outside

To the rear there is a pretty lawned garden with planted borders. There is a paved area to the side, with gated access, and a further paved seating area at the foot of the garden. There is a brick-built outbuilding and a personal door leading into the garage. To the front of the property there is a lawned garden with planted borders and there is a pathway to the front porch and side gate. Outside tap fitted.

Directions

From Banbury town centre proceed along the Warwick Road and continue out of town for approximately one and a quarter mile. Having passed the Barley Mow Public House, take the third exit at the next roundabout onto Highlands. Take the second right hand turn into Sussex Drive and continue for a short distance where the property will be found on your left hand side just before the turning for Red Poll Close.

Situation

Banbury is a thriving, market town located just north of Oxford amidst beautiful rolling countryside. The town is steeped in history and is now a modern centre with a full range of shops, supermarkets, a cinema, restaurants and leisure facilities. Communication links are excellent with Junction 11 of the M40 situated approximately two miles north east. Banbury railway station is within walking distance and provides regular trains to all parts of the country with London and Birmingham a comfortable commute (London Marylebone from 57 minutes and Birmingham New Street from 44 minutes). Birmingham Airport is about 40 miles distant and Heathrow and Luton Airports are also within easy reach. The local area provides a range of primary and secondary schools. Local leisure retreats include The Light Banbury (1.5 miles), Soho Farm House (11 miles), Tadmarton Golf Club (5.6 miles) and Oxford Westgate (25 miles).

Services

All mains services connected. The gas fired boiler is located in the loft.

Local Authority

Cherwell District Council. Tax band C.

Viewing Arrangements

By prior arrangement with Round & Jackson

Tenure

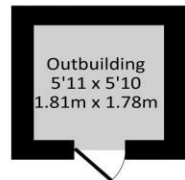
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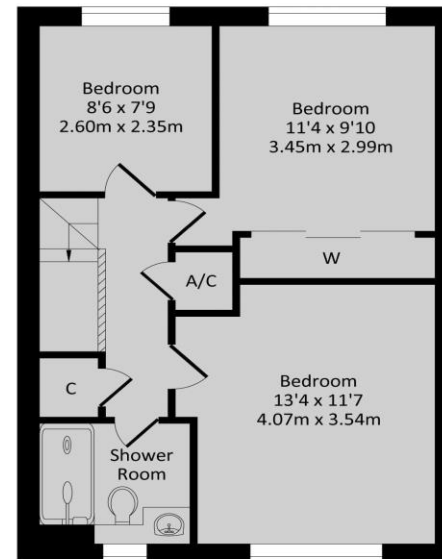
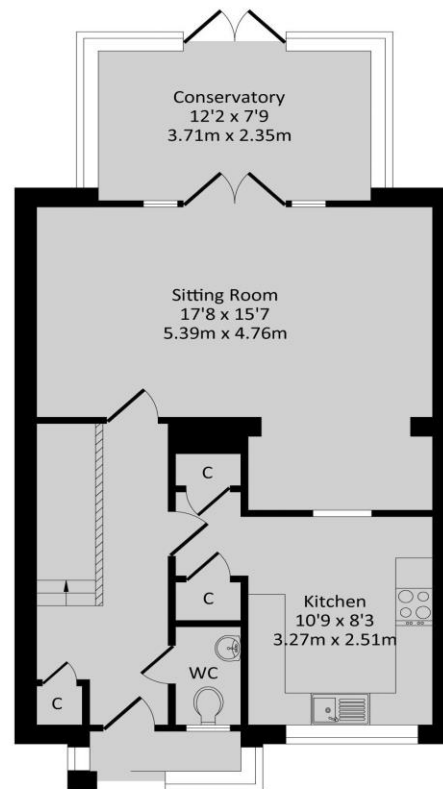
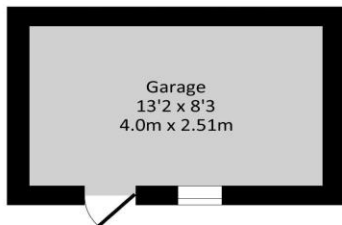
Ground Floor
Approx. Floor
Area 586 Sq.Ft.
(54.40 Sq.M.)

First Floor
Approx. Floor
Area 471 Sq.Ft.
(43.80 Sq.M.)

Outbuilding
Approx. Floor
Area 34 Sq.Ft.
(3.20 Sq.M.)



Garage
Approx. Floor
Area 108 Sq.Ft.
(10.0 Sq.M.)



Total Approx. Floor Area 1199 Sq.Ft. (111.40 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		85 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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