



102 Danesmoor
Banbury, Oxon, OX16 1QE



ROUND & JACKSON
ESTATE AGENTS





A very well presented and spacious two-bedroom home with garden and located within a quiet terrace on the northern side of town close to a range of amenities.

The Property

102 Danesmoor, is a very well presented two-bedroom terraced house with a private rear garden which is conveniently located close to amenities on the northern side of town. The spacious accommodation is arranged over two floors and is well laid out. On the ground floor there is a large entrance hallway, sitting/dining room and kitchen. On the first floor there are two double bedrooms and a family bathroom. Outside to the rear there is an enclosed garden with a patio seating with a lawned and decked area. To the front of the house there is a pleasant garden area with a path leading to the front door.

We have prepared a floor plan to show the room sizes and layout. Some of the main features include:

Entrance Hallway

A spacious hallway with stairs rising to the first floor, under stairs cupboard and doors to all ground floor rooms. Tiled flooring throughout.

Sitting/Dining Room

A large and bright open plan sitting/dining room with a large window to the front aspect and sliding patio doors leading to the rear garden.

Kitchen

Fitted with a range of grey fronted eye level shaker style cabinets with base units and drawers and work surfaces over. There are modern tiled splash backs and flooring, space and plumbing for a washing machine, fridge/freezer and single oven with an extractor hood over. There is an inset circular sink and draining board with a window and door leading to the rear garden.

First Floor Landing

A central landing with a hatch to loft space, an airing cupboard which houses the boiler and doors to all first floor accommodation.

Bedroom One



An extremely large double bedroom with two windows to the front aspect.

Bedroom Two

A good sized double bedroom with window to the rear aspect and large built-in cupboard.

Family Bathroom

A good sized bathroom which is fitted with a modern white suite comprising panelled bath, toilet and wash basin with large window to the rear aspect and heated towel rail with tiled flooring throughout.

Outside

To the rear of the property there is a large paved patio seating area adjoining the house with a step leading onto a lawned garden and a further decked area. There is a path leading to the gated access at the foot of the garden. To the front of the property there is a paved pathway leading to the front door with a pleasant lawned and gravelled area of garden. There is ample communal parking available on a first come first served basis.

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

Form Banbury town centre follow the Warwick Road and continue for half a mile turning right at the second roundabout into Ruscote Avenue. Turn left at the first roundabout into Longelandes Way. Continue through the chicane and over the mini roundabout and then take the third turning on the left into Danesmoor. The property will be located in the fourth row of houses on the right hand side.

All mains' services connected. The boiler is located in a cupboard on the first floor landing.

Local Authority

Cherwell District Council. Tax band B.

Viewing Arrangements.

By prior arrangement with Round & Jackson

Tenure

A freehold property.

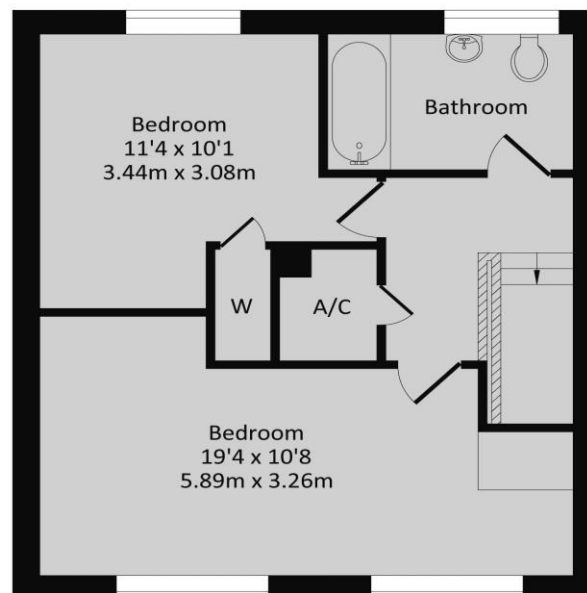
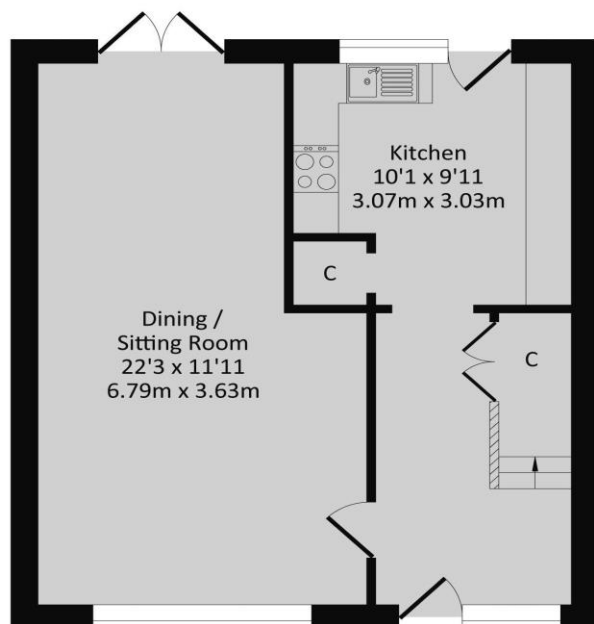
Asking Price: £235,000



Ground Floor
Approx. Floor
Area 428 Sq.Ft.
(39.80 Sq.M.)



First Floor
Approx. Floor
Area 428 Sq.Ft.
(39.80 Sq.M.)



Total Approx. Floor Area 856 Sq.Ft. (79.60 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		87 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

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