

10 Hearthway
Banbury



ROUND & JACKSON
ESTATE AGENTS

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10 Hearthway

Banbury, OX16 1QL

£230,000

A good size three bedroom property with a garden and located on this popular cul-de-sac on the Hardwick development on the northern side of town. No onward chain.

The property

10 Hearthway, Banbury is a good size, three-bedroom family home which comes to market with no onward chain. The property has a reasonable sized garden and is located in a cul-de-sac on the popular Hardwick development. The property is close to local shops and schooling and offers a good amount of living space over two floors. On the ground floor there is an entrance hallway, W.C, kitchen/diner, sitting room and there is a lobby area to the rear with a large cupboard. On the first floor there is a landing, three double bedrooms and a family bathroom. Outside to the rear there is a lawned garden with a decked area adjoining the house. We have prepared a floorplan to show the room sizes and layout, some of the main features include:

Entrance Hallway

Doors leading to all the ground floor rooms, stairs rising to the first floor and two good size, built-in storage cupboards.

W.C

Fitted with a white suite comprising of a toilet and hand basin with tiled splash backs.

Kitchen/Diner

A good size open-plan room with plenty of space for a table and chairs. The kitchen is fitted with a range of beech-coloured cabinets with worktops over and tiled splash backs and there is an inset sink with drainer.

There is an integrated electric oven, a four-ring gas hob and an extractor hood and there is space and plumbing for a washing machine and a dishwasher. There is a window to the front aspect and wood effect vinyl flooring is fitted throughout. The Worcester gas fired boiler is located in one of the kitchen cupboards.

Sitting Room

A good size sitting room with a window to the rear aspect and a door leading into the rear lobby area.

Rear Lobby

Door leading into the rear garden and there is a large storage cupboard.

First Floor Landing

Doors leading to all the first floor rooms, loft hatch to the roof space and there are two built-in storage cupboards, one of which houses the hot water tank.

Bedroom One

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

Bedroom Two

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

Bedroom Three

A double bedroom with a window to the rear aspect.

Family Bathroom

Fitted with a white suite comprising of a panelled bath, toilet and a wash basin. There is floor to ceiling tiling and there is a window to the front aspect. The bath has an Aquatronic electric shower fitted.

Outside

A good size rear garden with a decked area adjoining the house and a pathway leading to a lawned area. There are two sheds and gated access at the foot of the garden. To the front of the property there is a lawned garden with gravelled areas and steps leading up the the road. There is a covered porch area leading to the front door and an brick-built storage cupboard.

Directions

From Banbury town centre proceed on the Warwick Road. Turn right at the second roundabout onto Ruscote Avenue and continue to the roundabout and turn left into Longelandes Way. Follow this road to the mini roundabout and turn right into Highlands. Take the first left into Forge way then left again into Hearthway where the property will be found directly in front of you at the end of the road.

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. The gas fired boiler is located in the kitchen.

Local Authority

Cherwell District Council. Tax band B.

Viewing arrangements

Strictly by prior arrangement with Round & Jackson.

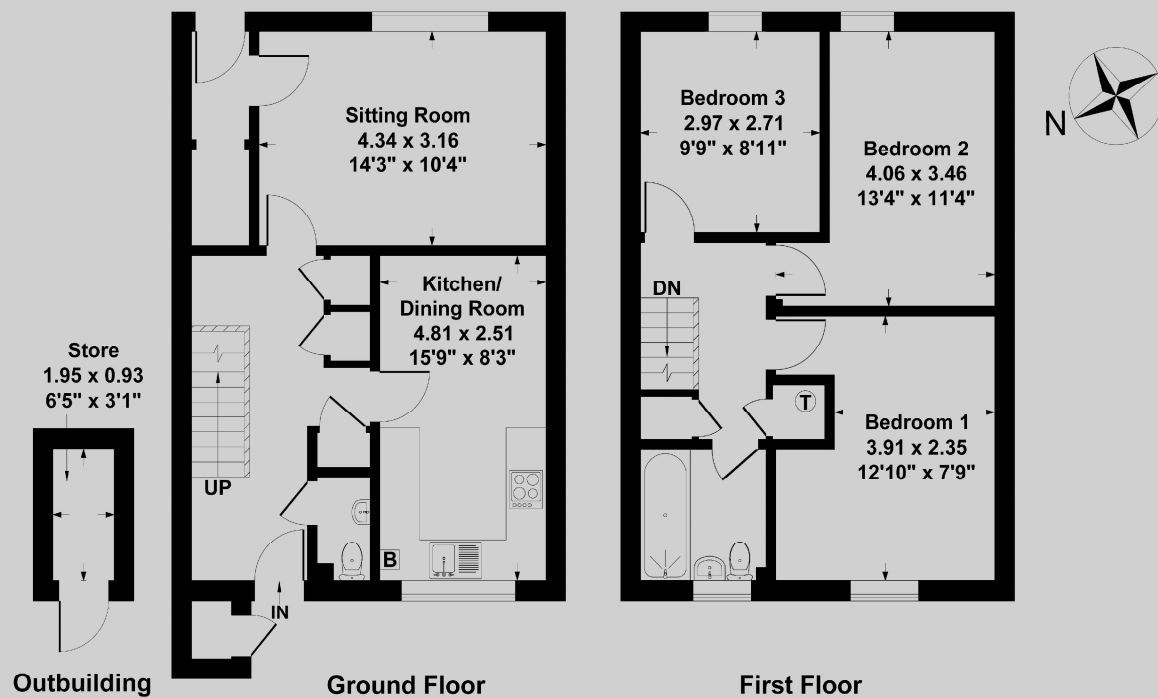
Tenure

A freehold property.

Agents Note

The gas and electric are currently on a pay as you go meter with Bulb.





Ground Floor Approx Area = 44.21 sq m / 476 sq ft
First Floor Approx Area = 43.52 sq m / 468 sq ft
Outbuilding Approx Area = 1.81 sq m / 19 sq ft
Total Area = 89.54 sq m / 963 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	69 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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