



4 Lock Drive

Banbury, Oxon, OX16 9FD



ROUND & JACKSON
ESTATE AGENTS





A spacious three-bedroom townhouse which offers a pleasant outlook over the Oxford canal which is conveniently located close to the train station, town centre and a range of amenities. Available for sale with no onward chain.

The Property

4 Lock Drive, Banbury is a modern and well-presented three bedroom terraced town house with canal and open countryside views to the front. Constructed by Barratt Homes in 2019, the property offers spacious accommodation which is arranged over three floors. On the ground floor there is an entrance hallway, cloakroom/W.C., study and a large open plan kitchen/dining/seating area. On the first floor there is a sitting room which could be utilised as a fourth bedroom and a master bedroom with an en-suite shower room. On the second floor there is a modern family bathroom and two further bedrooms. Outside of the property to the front there are two allocated parking spaces with a EV car charger and to the rear there is a pleasant, enclosed garden.

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 and doors leading to all the ground floor rooms. There is a good sized storage cupboard which houses the Logic gas fired boiler.

Study

A useful home study or playroom with a window to the front aspect.

Cloakroom/W.C.

Fitted with a wash hand basin, W.C. and tiled splash backs.

Kitchen/Dining/Family Room

A superb open plan room which is ideal for entertaining. The kitchen is fitted with a range of modern eye level cabinets with base units and drawers with work surfaces over and a one and a half bowl sink and draining board. There is an integrated washing machine/dryer, fridge/freezer, dishwasher and a single oven with a four-ring electric hob over and an extractor hood above. There is a useful under stairs storage cupboard and the large dining area offers space for a large table and chairs and other furniture and has double doors and windows overlooking the rear garden.

First Floor Landing

With doors to all first floor accommodation and stairs rising to the second floor.



Sitting Room

A spacious reception room with a juliet balcony and window to the front aspect with far reaching countryside views.

Bedroom One & En-Suite

A large double bedroom with two double fitted wardrobes and a chest of drawers, two windows to the rear aspect and door to the en-suite. The en-suite is fitted with a double shower cubicle, vanity unit, heated towel rail and W.C. with modern tiled splash backs.

Second Floor Landing

Hatch to loft space and doors to all second floor accommodation.

Bedroom Two

A double bedroom with a built in wardrobe and a Velux style window to the rear aspect.

Bedroom Three

A double bedroom with a built in storage cupboard and a window to the front aspect.

Family Bathroom

Fitted with a modern white suite comprising a panelled bath with a shower over, W.C., wash hand basin, heated towel rail and tiled splash backs.



Outside

To the front of the property there is a driveway which provides off road parking for two vehicles and an EV charging port. To the rear there is a pleasant, split level garden which is predominantly laid to lawn with paved steps leading to a patio seating area at the foot of the garden.

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 and many places of historical interest are within easy reach.

Directions

Directions From Banbury Cross proceed along South Bar and into the Oxford Road. Continue past the hospital and Sainsbury's supermarket the bear left before the flyover bridge and then left again at the roundabout onto Bankside. Continue along Bankside and through two chicanes and then take the first road on the right into Caldwell Road. Continue to the end of the road and turn left onto Cawse Street and then at the end of this road turn left onto Lock Drive where the property will be found on your left-hand side.



Services

All mains' services connected. The gas fired boiler is located within the hallway cupboard.

Local Authority

Cherwell District Council. Tax band D.

Tenure

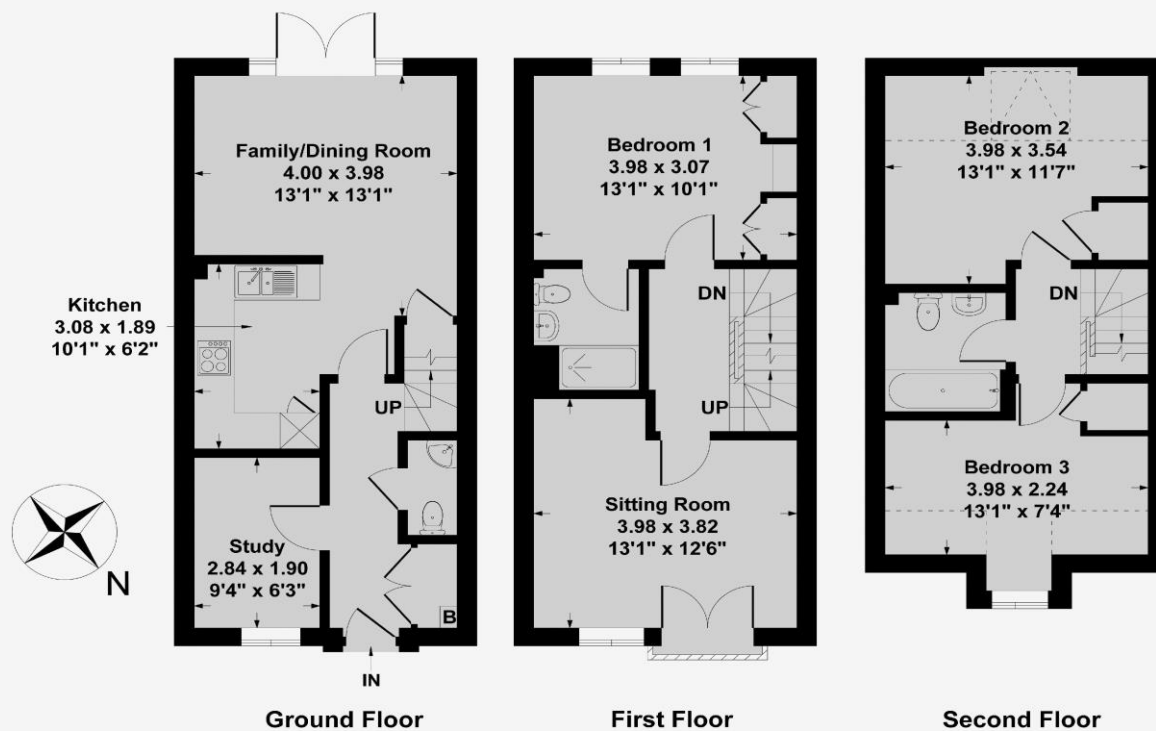
A freehold property.

Viewing Arrangements

By Prior arrangement with Round & Jackson. Tenure A freehold property.

Asking Price: £340,000





Ground Floor Approx Area = 36.65 sq m / 394 sq ft
 First Floor Approx Area = 36.65 sq m / 394 sq ft
 Second Floor Approx Area = 32.39 sq m / 349 sq ft
 Total Area = 105.69 sq m / 1137 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		96 A
81-91	B	86 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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