



35 Sir Henry Jake Close
Banbury, OX16 1EY



ROUND & JACKSON
ESTATE AGENTS





An immaculately presented, three/four-bedroom semi-detached town house with a private rear garden and driveway parking for two vehicles. Located on the popular Hanwell Fields development on the northern side of town.

The property

35 Sir Henry Jake Close, Banbury is an immaculately presented, three/four-bedroom, semi-detached town house with a private rear garden and driveway parking for two vehicles. The property has been significantly updated by the current owner and has a modern kitchen, modern bathroom and the property has been fully decorated to a high standard, including new flooring. The property offers versatile living accommodation over three floors and is well laid out. On the ground floor there is an entrance hallway, W.C, dining room/bedroom four and a modern, refitted kitchen. On the first floor there is pleasant landing, a large sitting room and a double bedroom. On the second floor there is a landing, two double bedrooms (En-suite to main bedroom) and there is a family bathroom. Outside to the rear there is a private lawned garden with established trees and shrubs and there is a paved patio adjoining the house. There is gated side access to the front and there is a useful wheelie bin storage area along with an outside tap. To the front of the property there is a tarmac driveway which provides parking for two vehicles. 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 into the kitchen, dining room/bedroom four and the W.C. Good quality wood effect flooring throughout and a useful storage area beneath the stairs.

Dining Room/Bedroom Four

A very versatile room which could be used as a dining room, fourth bedroom, playroom or a study. There is a window to the front aspect and there is a large, walk-in storage area and the good quality wood effect flooring from the hallway continues throughout.

W.C

Fitted with a modern white suite comprising of a toilet and wash basin, with vanity storage cupboard beneath. There are attractive tiled splash backs, a heated towel rail and the quality wood effect flooring continues throughout.

Kitchen

Fitted with a range of high-quality shaker style cabinets with worktops over and attractive tiled splash backs. Space for a small table and chairs and there is a window and door to the rear garden, and the quality wood effect flooring continues throughout. The kitchen has a range of integrated appliances including a fridge-freezer, washing machine, dishwasher and the Rangemaster cooker with extractor hood will remain as part of the sale. There is a Belfast sink and one of the fitted cupboards houses the gas fired boiler.

First Floor Landing

A bright and airy landing with a window to the front aspect and doors leading into the third bedroom and sitting room. Stairs rising to the second floor.

Sitting Room

Located on the first floor, a very spacious sitting room which is very bright and airy, having two windows overlooking the rear garden. Plenty of space for furniture.

Bedroom Three

A first floor double bedroom with a window to the front aspect.

Second Floor Landing

Doors to two double bedrooms and a door leading into the bathroom. Loft hatch to the roof space.

Bedroom One

A large, top-floor main bedroom with two windows to the rear aspect, fitted wardrobes and a door leading into the en-suite. The en-suite is fitted with a white suite comprising of a shower cubicle, with rainfall shower and hand-held attachment, a toilet and a wash basin with a vanity storage cupboard beneath. There is a heated towel rail, attractive tiled splash backs and there is good quality wood effect flooring throughout.



Bedroom Two

Located on the top floor, a bright and airy double bedroom with two windows to the front aspect. There is a built-in wardrobe and a further built-in storage cupboard which houses the hot water storage system.

Family Bathroom

Located on the top floor and fitted with a modern white suite comprising of a panelled bath with mixer shower head over, a toilet and a wash basin, with a vanity storage cupboard beneath. There are attractive tiled splash backs, good quality wood effect flooring and there is a heated towel rail, and a window to the side aspect.

Outside

To the rear of the property there is a pleasant lawned garden with a paved patio adjoining the house. There are established trees and shrubs, and an outside tap is fitted. There is gated access to the side where there is a pathway to the front driveway and a useful, wheelie bin storage area. To the front of the property there is a tarmac driveway for two vehicles.



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 the Town and many places of historical interest are within easy reach. Hanwell Fields is an established and popular modern development which is located on the northern outskirts of the town. There are many amenities close by which include primary and secondary schooling, The Hanwell Arms public house, a Co-Op mini supermarket and an Indian restaurant. There is also a large parkland area which has some lovely views and walks.

Directions

From Banbury Cross head in a northerly direction on the A423 Southam Road. Upon reaching the Tesco roundabout take the second exit straight over and follow the road for around half a mile and then turn left at the next roundabout onto Dukes Meadow. Follow this road and turn left at the first roundabout into Lapsley Drive then take your first right into Sir Henry Jake Close. Continue straight ahead where Number 35 will be found at the end of the road on the right-hand side.

Services

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

Local Authority

Cherwell District Council. Tax band D.

Tenure

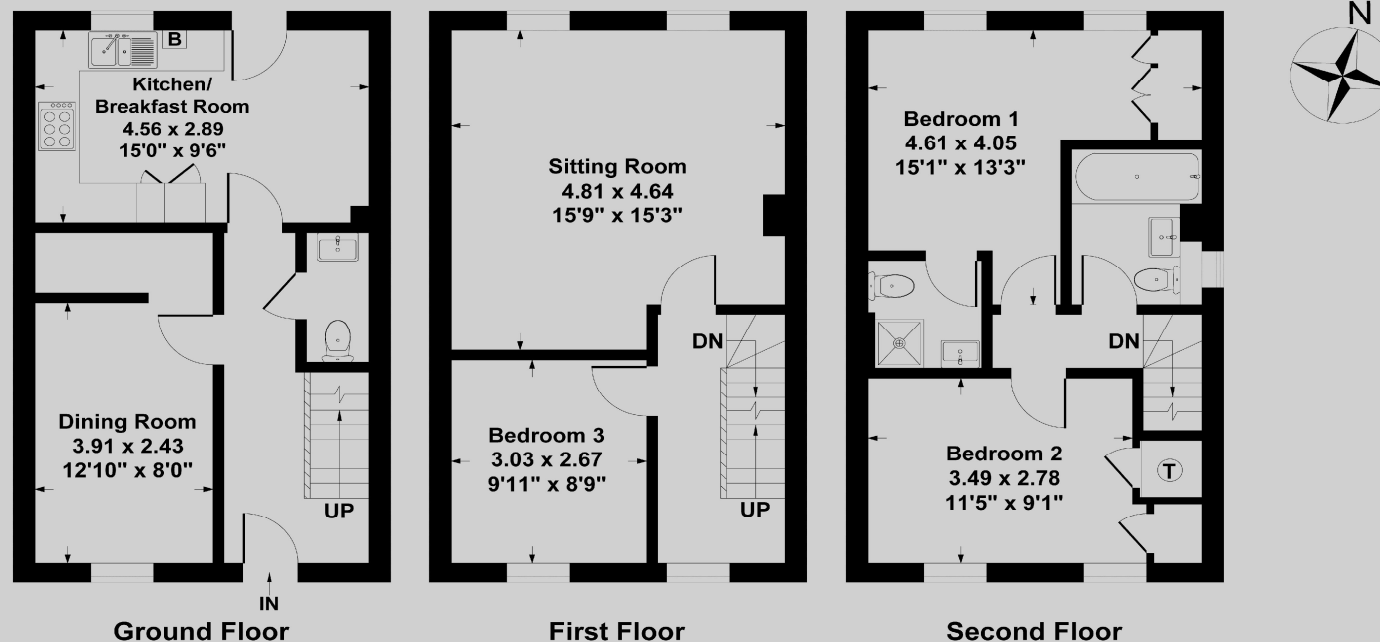
A Freehold property.

Viewing arrangements

Strictly by prior arrangement with Round & Jackson.

Asking Price: £340,000





Ground Floor Approx Area = 36.52 sq m / 393 sq ft
 First Floor Approx Area = 36.52 sq m / 393 sq ft
 Second Floor Approx Area = 36.52 sq m / 393 sq ft
Total Area = 109.56 sq m / 1179 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	72 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Banbury - The Office, Oxford Road, Banbury, Oxon, OX16 9XA

T: 01295 279953 E: office@roundandjackson.co.uk

Bloxham - High Street, Bloxham, Oxon, OX15 4LU

T: 01295 720683 E: office@roundandjackson.co.uk

www.roundandjackson.co.uk

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