12 Manor Park

Claydon



ROUND & JACKSON
ESTATE AGENTS





12 Manor Park, Claydon, Banbury, Oxon, OX17 1HH

£265,000

A well-presented, two-bedroom, semi-detached bungalow pleasantly located on this popular residential neighbourhood within this sought after and pretty village. Available for sale with no onward chain.

The Property

12 Manor Park, Claydon is a well presented, two-bedroom, semi-detached bungalow which is very pleasantly located on this popular and quiet no through road. The accommodation comprises of an entrance porch, sitting room, kitchen, two double bedrooms and a modern family shower room. To the front of the property there is a driveway which provides off road parking for two vehicles and lawned garden area. To the rear there is a detached single garage with an up and over door to the front adjacent to the garden, which is predominantly laid to lawn with established hedges, shrubs and trees.

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

Entrance Porch

Main door to the front, window to the side aspect and door leading to;

Sitting Room

A spacious sitting room with ample space for furniture, a central open fire place and door to the kitchen and inner hallway.

Kitchen

Fitted with a range of eye level cabinets with base units and drawers with work surfaces over, an inset one and a half bowl sink and draining board, space and plumbing for a washing machine, a single oven and a useful built in storage cupboard. Window to the front aspect and door to the side which leads to the garden.

Inner Hallway

With doors leading to both bedrooms and shower room.

Bedroom One

A spacious double bedroom with a window to the rear aspect.

Bedroom Two

A spacious double bedroom with a window to the rear aspect.

Family Shower Room

Fitted with a modern white suite comprising a walk in shower cubicle, W.C., wash hand basin, heated towel rail, attractive tiled splash backs and a window to the side aspect.

Outside
To the front of the property, there is a driveway which provides off road parking adjacent to the lawned front garden. The main area of garden is located to the rear and is predominantly laid to lawn with established trees and shrubs. There is a single, detached garage is located in the garden which has an up and over door to the front. The oil tank is located behind the garage.

Directions
From Banbury proceed in a Northerly direction toward Southam (A423). After approximately 5 miles turn right where signposted to Claydon. Travel into the village where Manor Park will be found on your left where the property will be seen on your right hand side.

Situation
Claydon is a relatively small and unspoilt village set in rolling countryside in North Oxfordshire close to the Warwickshire and Northamptonshire borders. Within the village there is a parish church and bus service. There are excellent amenities in the nearby villages of Upper Boddington, Fenny Compton and Cropredy with excellent primary schools, shops and doctors surgeries

Services
Mains water, drainage and electricity and oil-fired heating.

Local Authority.
Cherwell District Council, Tax Band C.

Viewings.
Strictly by prior arrangement with Round & Jackson.

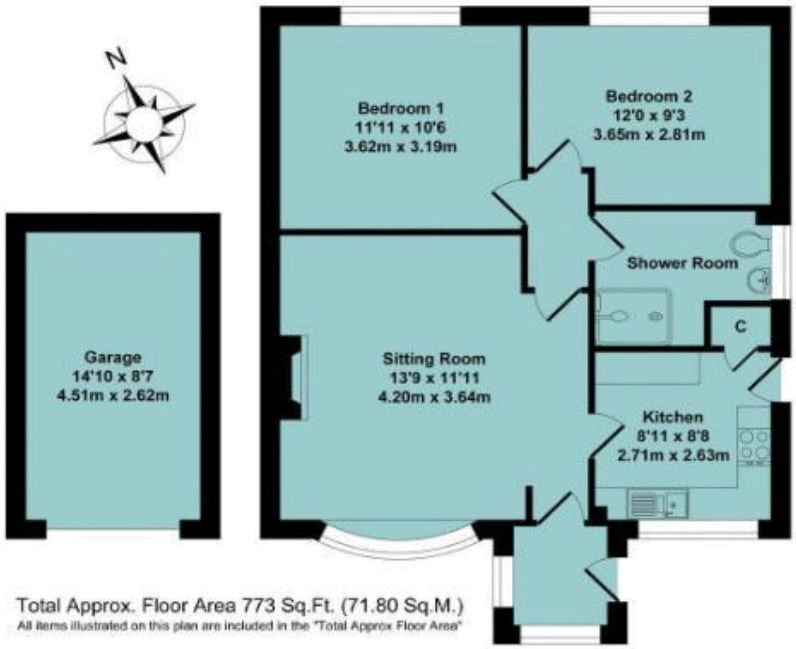






Garage
Approx. Floor
Area 127 Sq.Ft.
(11.80 Sq.M.)

Ground Floor
Approx. Floor
Area 646 Sq.Ft.
(60.0 Sq.M.)



Total Approx. Floor Area 773 Sq.Ft. (71.80 Sq.M.)
All items illustrated on this plan are included in the "Total Approx Floor Area"









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