



412 Bretch Hill
Banbury, OX16 0NU



ROUND & JACKSON
ESTATE AGENTS





A well-presented three-bedroom mid-terrace home with spacious bedrooms, a rear garden, and set back from the road. Ideally located close to local schools.

The property

A well-presented three-bedroom mid-terrace family home, set back from the road in a pleasant position and conveniently located close to local schools. Offering spacious accommodation throughout, the property is ideal for families and first-time buyers alike. The accommodation briefly comprises an entrance hallway, ground floor W.C, comfortable sitting room, and a semi-open plan kitchen/diner providing an excellent space for everyday living and entertaining. To the first floor, the landing leads to three generous double bedrooms and a family bathroom. Outside, the property benefits from a good-sized rear lawned garden with a useful brick-built shed. To the front, there is a generous lawned garden enclosed by fencing, with the home enjoying an attractive set-back position from the road. 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 with useful understairs storage. Built-in storage cupboard with space and plumbing for a washing machine and tumble dryer. Tiled flooring which continues throughout, with doors leading to the ground floor accommodation.

Ground Floor W.C

Fitted with a white suite comprising a low-level W.C and wash hand basin with vanity storage beneath. Tiled flooring continues from the hallway. Window to the front aspect.

Sitting Room

A good-sized sitting room with a large window to the front aspect and ample space for a range of furniture.

Kitchen

Fitted with a range of wall and base cabinets with worktops and upstands over. Inset electric double oven, four-ring electric hob with extractor hood over, and an integrated slimline dishwasher (currently not in working order). Inset sink and drainer, space for a fridge/freezer, wood-effect flooring, window to the rear aspect, and glazed door opening onto the rear garden. Semi-open plan to the dining room.

Dining Room

Currently used as a home office, with two windows to the rear aspect and ample space for a dining table and chairs.

First Floor Landing

Doors leading to all first-floor rooms. Loft hatch providing access to the boarded roof space. Airing cupboard housing the Glow-worm gas-fired boiler with fitted shelving.



Bedroom One

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

Bedroom Two

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

Bedroom Three

A double bedroom with a window to the rear aspect.

Family Bathroom

Fitted with a white suite comprising a panelled bath, low-level W.C and wash hand basin. Tiled splash backs, vinyl flooring, heated towel rail, and window to the front aspect.

Outside

To the front, the property enjoys a generous lawned garden enclosed by fencing with a gated entrance and a paved pathway leading to the front door. To the rear is a good-sized private garden featuring a paved patio adjoining the house, outside tap, central pathway, and gated rear access. A useful brick-built storage shed is situated 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 (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

From Banbury Cross proceed in a northerly direction via North Bar street and turn left at the cross roads traffic lights into the Warwick road. Continue for approximately one and a half miles passing over two roundabouts and at the traffic lights at the Barley Mow Public house turn left onto the Stratford Road. Take the next left hand turn in into Bretch Hill and continue along taking the bend to the left and Number 412 will be found on the left-hand-side, just before the turning for Appleby Close.

Services

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

Local Authority

Cherwell District Council. Tax band B.

Viewing arrangements

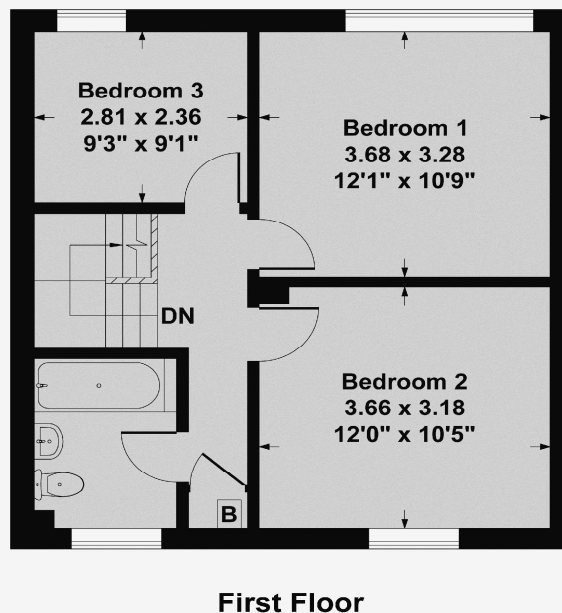
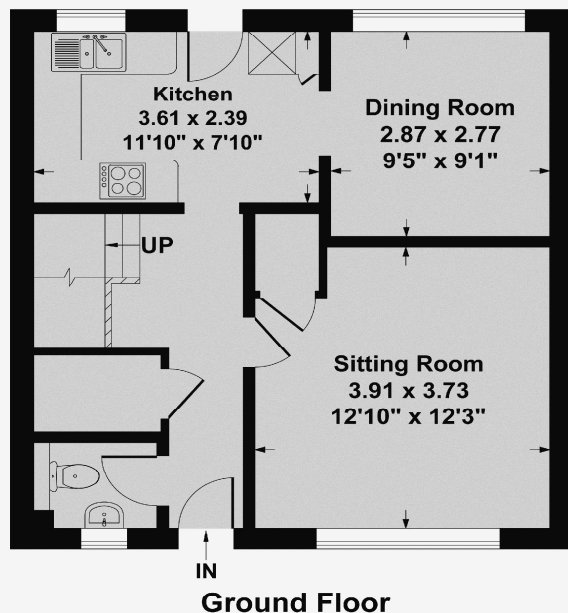
Strictly by prior arrangement with Round & Jackson.

Tenure

A Freehold property.

Asking Price: £260,000

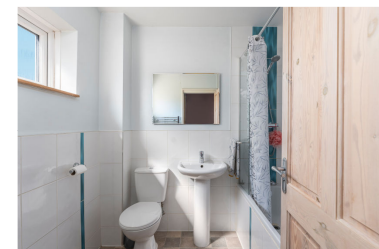




Ground Floor Approx Area = 45.25 sq m / 487 sq ft
First Floor Approx Area = 45.25 sq m / 487 sq ft
Outbuilding Approx Area = 3.24 sq m / 35 sq ft
Total Area = 93.74 sq m / 1009 sq ft

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	74 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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