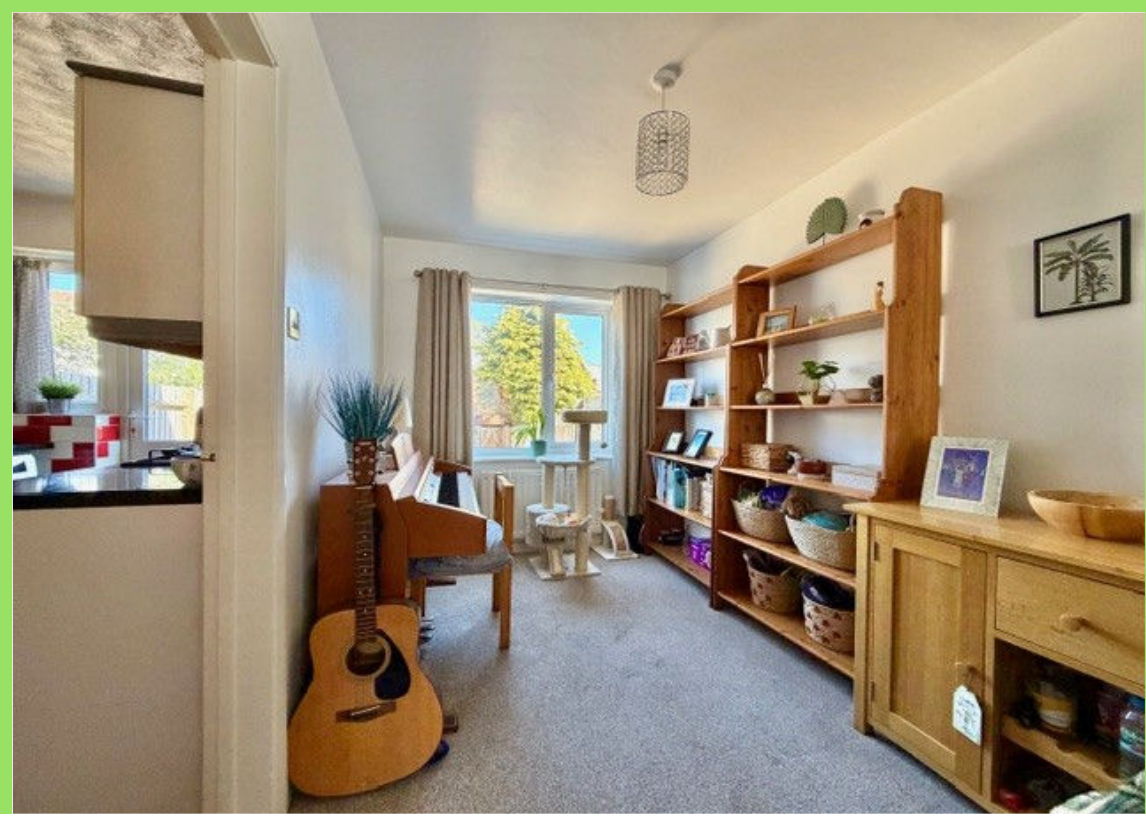




42 Frensham Close  
Banbury, OX16 1FQ



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A well-presented three-bedroom modern terraced home, tucked away at the end of a quiet cul-de-sac on the northern side of town. Offering driveway parking, a single garage, and a generous private garden, this property is ideal for comfortable family living.

#### The property

42 Frensham Close, Banbury, situated on the northern side of town, this three-bedroom terraced property enjoys a peaceful position at the end of a quiet cul-de-sac, making it an excellent choice for families and professionals alike. The accommodation is well laid out, beginning with an entrance porch leading into a spacious sitting/dining room, which provides a versatile living and entertaining space. The kitchen is positioned to the rear, offering direct access to the garden. Upstairs, there are three bedrooms and a modern shower room, all accessed from the first-floor landing. Externally, the property benefits from a good-sized, low-maintenance private rear garden, ideal for outdoor relaxation. To the front, there is driveway parking, while a single garage is located in a nearby block. The home is conveniently positioned close to local schooling, amenities, and shops, adding to its overall appeal. We have prepared a floor plan to show the room sizes and layout, some of the main features include:

#### Entrance Porch

A practical and welcoming porch area, perfect for storing coats and shoes, featuring a glazed front door, a distinctive porthole-style side window, and an additional glazed door leading into the main living space.

#### Sitting/Dining Room

A spacious open-plan living and dining area with windows to both the front and rear aspects, allowing for plenty of natural light. Stairs rise to the first floor, and there is a useful understairs storage cupboard. The room comfortably accommodates a range of furniture along with a dining table and chairs, with a door leading through to the kitchen.

#### Kitchen

Fitted with a range of modern gloss-fronted units complemented by worktops and tiled splash backs. There is an inset sink and drainer, integrated electric oven, four-ring gas hob with extractor hood, and space and plumbing for a washing machine as well as a freestanding fridge freezer. A window and glazed door provide views and access to the rear garden, and a wall-mounted Worcester gas-fired boiler is also housed here.

#### First Floor Landing

Providing access to all first-floor rooms, with a loft hatch leading to a partly boarded roof space complete with lighting and ladder.

#### Bedroom One

A generously sized double bedroom with a window to the front aspect and built-in mirror-fronted wardrobes.

#### Bedroom Two

A comfortable double bedroom with a window overlooking the rear garden.

#### Bedroom Three

Currently used as a home office, this single bedroom has a front aspect window and a built-in cupboard housing the hot water tank.

#### Family Shower Room

Fitted with a modern white suite comprising a large walk-in shower, WC, and wash basin. Finished with floor-to-ceiling tiling, vinyl flooring, a heated towel rail, and a rear aspect window.



### Outside

To the rear, the property features a low-maintenance gravel garden with a good degree of privacy, a large paved patio area adjoining the house, an outside tap, and gated rear access. To the front, there is a gravelled garden with a pathway leading to the entrance, alongside a concrete driveway providing off-road parking for one vehicle.

### Garage

A single garage with an up-and-over door, located in a nearby block and accessed via a service road. The garage will be found as the third one in from the left of the block of seven garages (White garage door)

### 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 town centre proceed along the Warwick Road and continue out of town for approximately one and a quarter miles. Having passed the Barley Mow Public House, turn right, taking the second exit at the next roundabout onto Highlands. Continue along this road and take the fourth turn on your left into Rosedale Avenue. Continue as the road bends and take the third left hand turn into Frensham Close where Number 42 will be found on your right hand side towards the end of the cul-de-sac.

### Services

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

### Local Authority

Cherwell District Council. Tax band C.

### Viewing arrangements

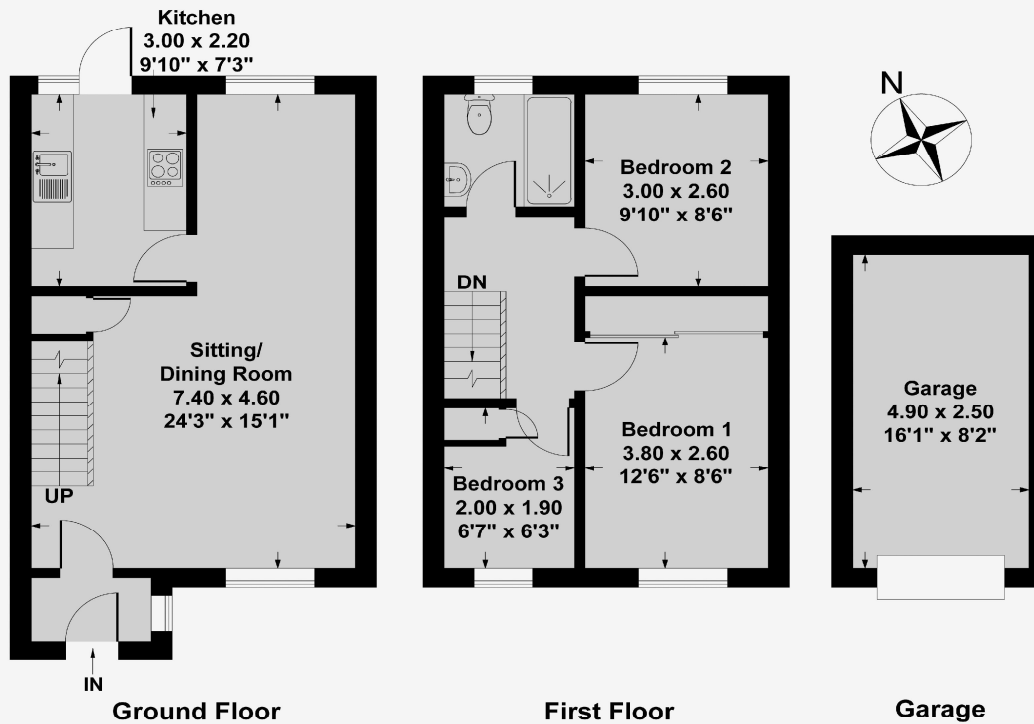
Strictly by prior arrangement with Round & Jackson.

### Tenure

A Freehold property.

**Asking Price: £260,000**





**Ground Floor Approx Area = 35.99 sq m / 387 sq ft**

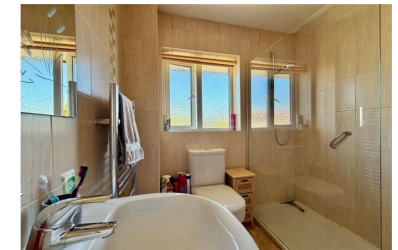
**First Floor Approx Area = 34.04 sq m / 366 sq ft**

**Garage Approx Area = 12.25 sq m / 132 sq ft**

**Total Area = 82.28 sq m / 885 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		90 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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