



12 Briar Close

Banbury, Oxon, OX16 9DS



ROUND & JACKSON  
ESTATE AGENTS





A well-presented two-bedroom semi-detached bungalow occupying a corner plot on the popular Timms Estate. The property has two reception rooms, an enclosed low-maintenance garden, driveway parking and a single garage. Conveniently positioned for local amenities and offered for sale with no onward chain.

#### The property

This well-presented two-bedroom semi-detached bungalow is pleasantly situated on a corner plot within the popular Timms Estate. The property is conveniently located for the Horton General Hospital, local supermarkets and is a short walk to Bodicote village. The accommodation includes an entrance hall, dining room, kitchen, separate sitting room, two bedrooms and a shower room. Outside, there is a generous frontage, driveway parking, a single garage and an enclosed, low-maintenance rear garden. The property is offered for sale with no onward chain.

#### Hallway

The entrance hall is entered from the front and provides opens directly into the dining area and leads on to all accommodation.

#### Dining Room

A versatile second reception room with space for a dining table and chairs, a window overlooking the front and a useful built-in storage cupboard. A step leads down into the adjoining kitchen.

#### Kitchen

The kitchen is fitted with a range of wall and base units incorporating work surfaces, a sink and an integrated oven and hob. There is space and plumbing for a washing machine, a window to the side and a door opening onto the rear garden.

#### Sitting Room

A comfortable and well-proportioned reception room with a large window overlooking the rear garden, allowing plenty of natural light into the room.

#### Bedroom One

A good-sized double bedroom positioned at the front of the bungalow, with ample space for freestanding wardrobes and other bedroom furniture.



#### Bedroom Two

A further bedroom situated at the front of the property. This room would also work particularly well as a guest room, study or hobby room if required.

#### Shower Room

Fitted with a suite comprising a shower enclosure, wash hand basin and WC. There is also a radiator and a window providing natural light and ventilation.

#### Outside

The property occupies a corner plot and has a generous frontage with driveway parking leading to the single garage. The enclosed rear garden has been paved for ease of maintenance and includes gated access to the front and a personal door into the garage.

#### Garage

A good-sized single garage with double doors, power and lighting. The garage can also be accessed directly from the rear 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 the Town and many places of historical interest are within easy reach.

### Directions

From Banbury cross proceed along South Bar and into the Oxford Road. Continue for approximately half of a mile past our offices and Sainsbury's supermarket then turn right into Grange Road. Just before the end of the road turn left into Timms Road then right at the T-junction into Beaconsfield Road. Take the second left into Oakland Road where Briar Close will be found as your second left turn. Number 12 will be found immediately on your right as you enter the cul-de-sac.

### Services

All mains services connected.

### Local Authority

Cherwell District Council. Tax band C.

### Viewing Arrangements

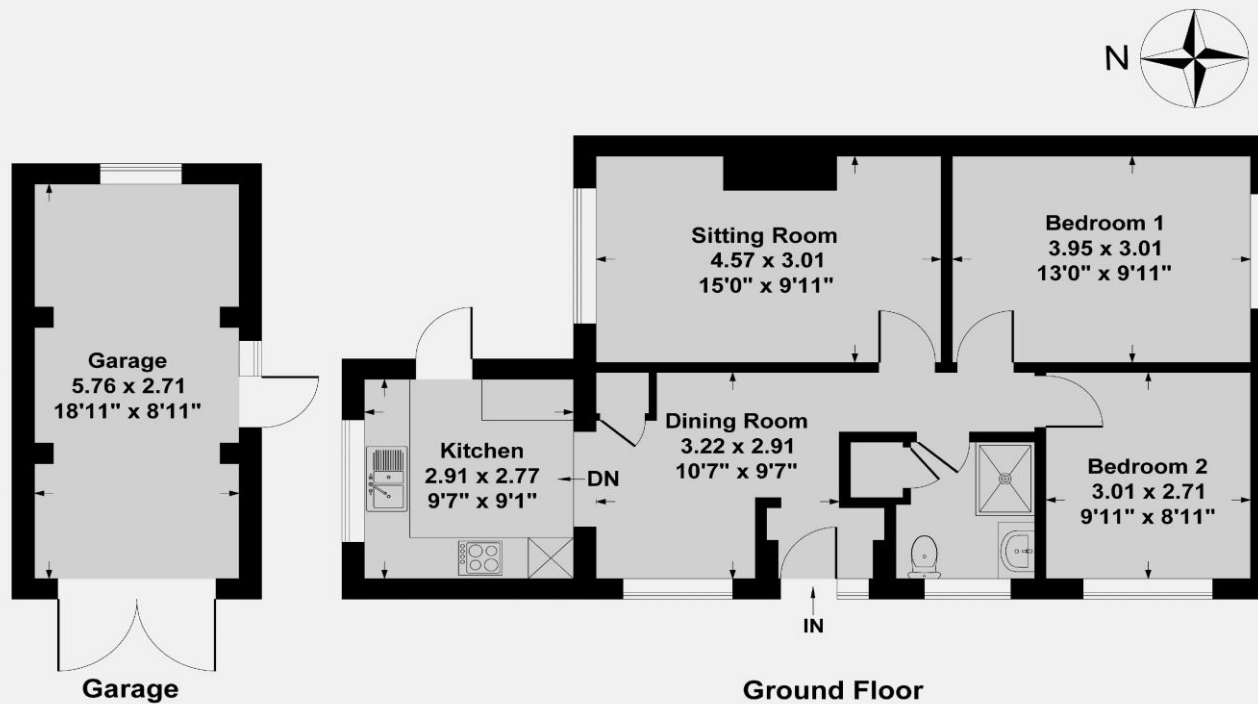
Strictly by prior arrangement with Round & Jackson.

### Tenure

A freehold property

**Asking Price: £315,000**





**Ground Floor Approx Area = 62.42 sq m / 672 sq ft**  
**Garage Approx Area = 15.61 sq m / 168 sq ft**  
**Total Area = 78.03 sq m / 840 sq ft**

Measurements are approximate, not to scale,  
 illustration is for identification purposes only.

[www.focuspointhomes.co.uk](http://www.focuspointhomes.co.uk)



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 78 C      |
| 55-68 | D             | 68 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

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