



57 Ribston Close
Banbury, OX16 1AW



ROUND & JACKSON
ESTATE AGENTS





A well-presented, three-bedroom, family home with a private rear garden and a single garage pleasantly located within a quiet cul-de-sac on the popular Hanwell fields development on the northern side of town.

The Property

57 Ribston Close, Banbury is a modern three-bedroom, semi-detached house which is pleasantly located in a cul-de-sac location within the Hanwell Fields development and close to a wide range of amenities. The accommodation is arranged over two floors and is well laid out, with an entrance hallway, cloakroom/W.C., dining room, sitting room and kitchen on the ground floor. On the first floor, there is a central landing, three bedrooms with an en-suite shower room to the master and a family bathroom. Outside of the property to the front there is a small gravelled garden area with established hedges and a paved path leading to the front door. The main area of garden is located to the rear and is predominantly laid to lawn with a patio path adjoining the house and established hedge and shrub borders. There is a single garage located to the rear of the house to the right hand side with a parking space in front for one vehicle. We have prepared a floorplan to show the room sizes and layout. Some of the main features include.

Entrance Hallway

With stairs rising to the first floor, doors to the sitting room, dining room and W.C with tiled flooring.

Cloakroom/W.C.

Fitted with a wash hand basin and W.C. Window to the front aspect and tiled flooring.

Sitting Room

A spacious reception room with double doors leading to the rear garden.

Dining Room

With ample space for a range of furniture, a door to the kitchen and bay window to the front aspect.

Kitchen

Fitted with a range of eye level cabinets with base units and drawers and work surfaces over, an integrated dishwasher, washing machine, double oven with a four ring gas hob above and extractor hood over and space for a free standing fridge/freezer. There is a one and a half bowl sink and draining board and a window and door to the rear garden.

First Floor Landing

A central landing with a window to the front aspect, doors to all first floor accommodation and an airing cupboard which houses the hot water cylinder.

Bedroom One & En-Suite

A spacious double bedroom with a built in wardrobe, a window to the rear aspect and door to the en-suite. The en-suite is fitted with a shower cubicle, W.C. and wash hand basin. There is a window to the rear and tiled backs.

Bedroom Two

A double bedroom with a built in double wardrobe and a window to the rear aspect.

Bedroom Three

A small double bedroom with a double built in wardrobe, hatch to the loft space and a window to the front aspect.

Family Bathroom

Fitted with a modern white suite comprising a panelled bath with a rainfall shower over and hand held shower, W.C., wash hand basin, vanity unit, heated towel rail and attractive tiled splashbacks. Window to the front aspect.



Garage & Parking

A single garage with an up and over door to the front and a parking space in front.

Outside

To the front of the property, there is a small gravelled garden area with established hedges and a paved path leading to the front door. To the rear, there is a private and pleasant garden which is predominantly laid to lawn with established shrub and hedge borders and a paved pathway adjoining the house and leading to the gated side access to the garage and driveway.

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 Horsefair and North Bar Street. At the traffic light controlled cross roads, turn left on the Warwick Road, B4100. Follow this road towards the outskirts of the town and at the fifth roundabout turn right onto Dukes Meadow Drive. Take the first right onto Usher Drive and then turn right into Ribston Close. Continue down and then bear right and take the next left. Proceed for a short distance where the house will be found on your left hand side.



Services

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

Local Authority

Cherwell District Council. Tax band C.

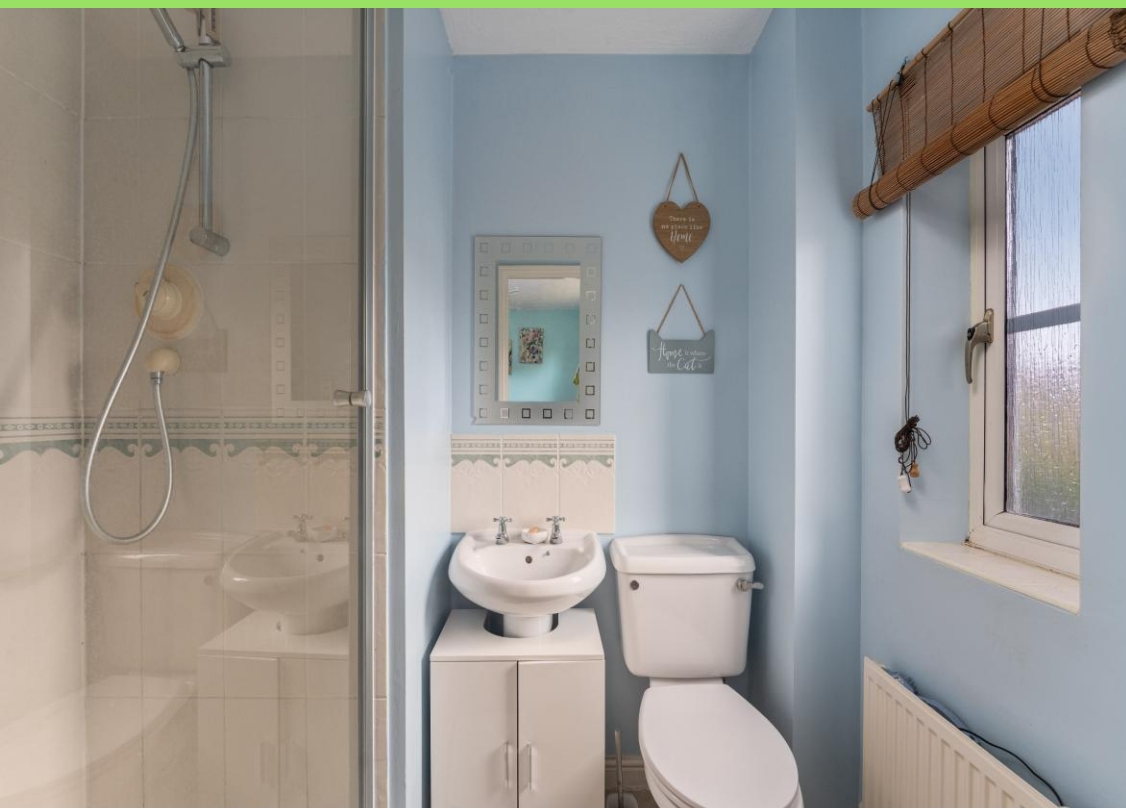
Viewing arrangements

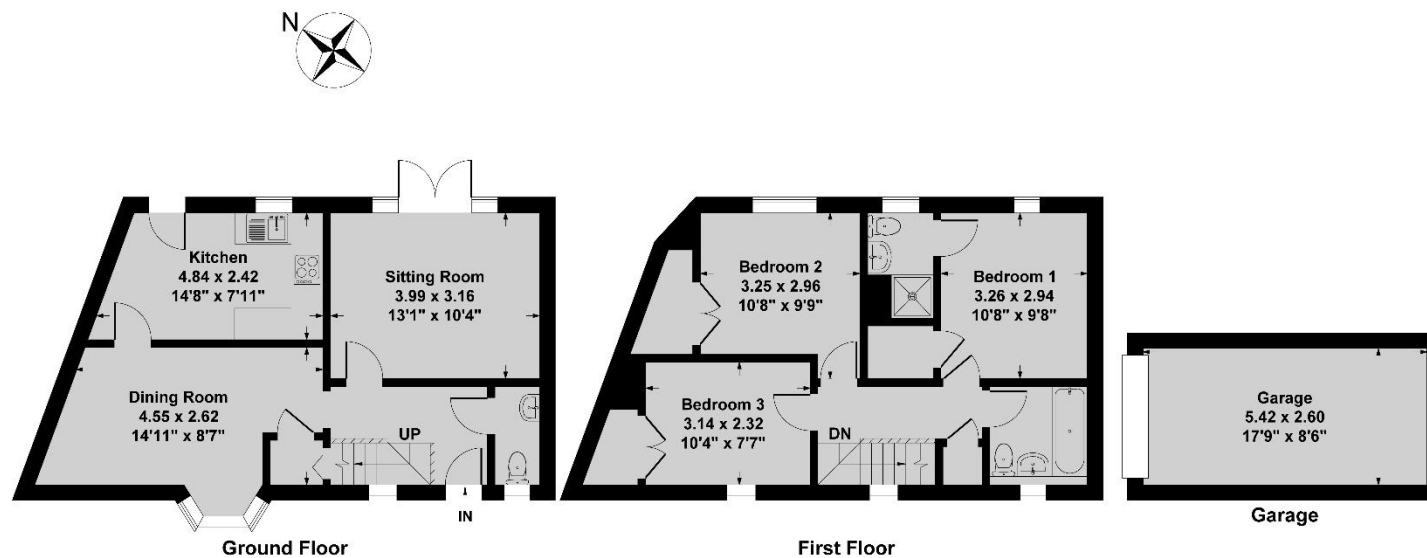
Strictly by prior arrangement with Round & Jackson.

Agents Note

In line with current Anti-Money Laundering regulations, all buyers are required to complete identity and Anti-Money Laundering checks before we are able to mark a property as Sold Subject to Contract.

Asking Price: £310,000

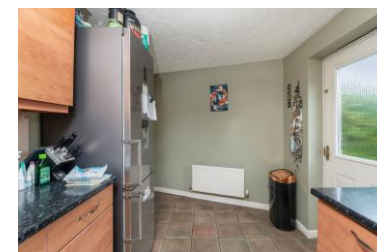




Ground Floor Approx Area = 45.77 sq m / 493 sq ft
 First Floor Approx Area = 44.75 sq m / 482 sq ft
 Garage Approx Area = 14.09 sq m / 152 sq ft
 Total Area = 104.61 sq m / 1127 sq ft

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	76 C	87 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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