

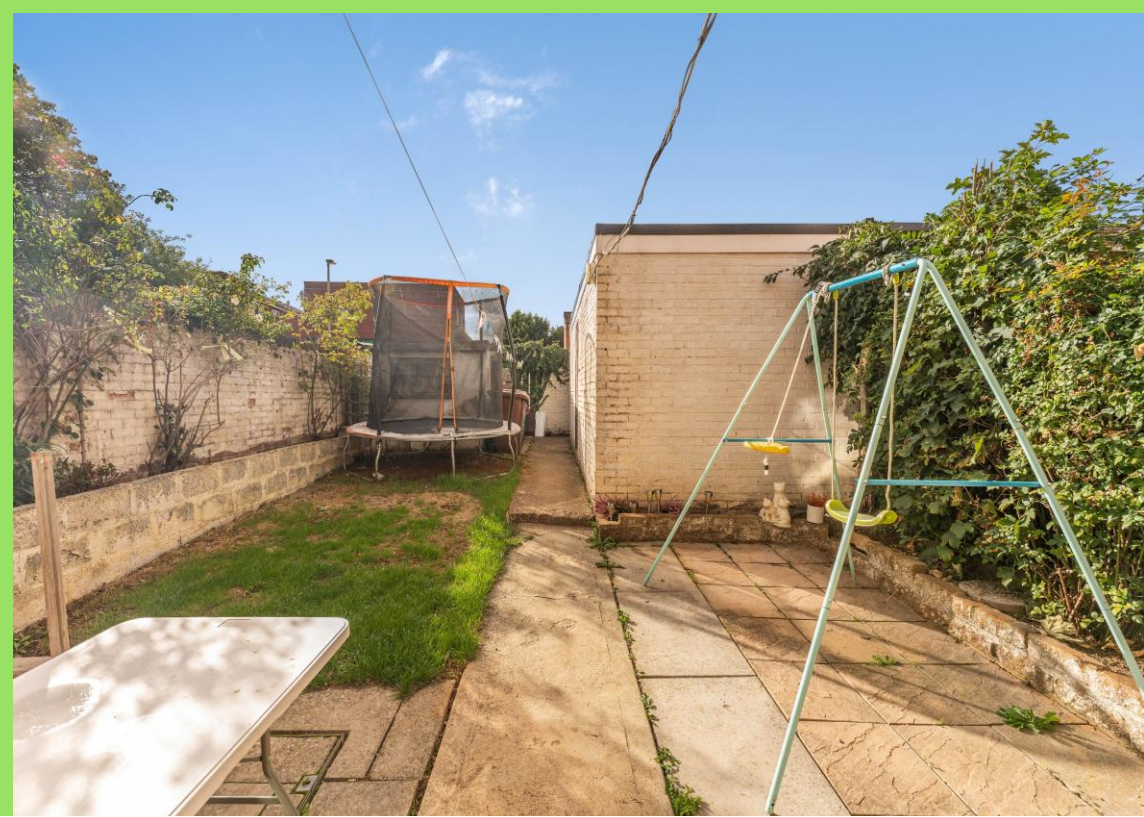


111 Ferriston

Banbury, Oxfordshire, OX16 1XA



ROUND & JACKSON
ESTATE AGENTS





A spacious four bedroom end terrace family home with a single garage and off road parking which is conveniently located close to amenities and schooling on the northern side of town.

The property

111 Ferriston is a spacious four-bedroom end terrace house, pleasantly situated within a quiet residential area on the northern side of town and conveniently located close to a range of local amenities. The well-proportioned accommodation is arranged over two floors and the ground floor comprises an entrance hallway, cloakroom/W.C., sitting room, dining room and kitchen. To the first floor, there is a landing providing access to four bedrooms and a family bathroom. Outside, the property benefits from an enclosed front garden, which is pleasantly positioned opposite a large green. The main garden is located to the rear and is predominantly paved, with a lawned area, a useful brick-built shed, partial walling and gated access leading to the driveway and single garage. We have prepared a floor plan to show the room sizes and layout, some of the main features include:

Entrance Hallway

Main door to the front, doors to all ground floor accommodation, two useful storage cupboards and stairs rising to the first floor.

Cloakroom/W.C

Fitted with a white suite comprising a wash hand basin and WC. Window to the front aspect.

Sitting Room

A spacious reception room with two windows to the front aspect and a door leading into the dining room.

Dining Room

A good sized reception room providing ample space for dining furniture with a window to the rear aspect and an archway leading to the kitchen.

Kitchen

Fitted with a range of eye level cabinets, base units and drawers with work surfaces over, tiled splashbacks and a sink and drainer. Integrated appliances include a four ring gas hob with extractor over, electric oven and space and plumbing for a washing machine, dishwasher and space for a freestanding fridge/freezer. A useful storage cupboard, a window to the rear aspect and a door leading to the rear garden.

First Floor Landing

Doors to all first floor accommodation, a cupboard housing the hot water tank and a hatch providing access to the loft space.

Bedroom One

A double bedroom with a window to the front aspect.



Bedroom Two

A double bedroom with a window to the rear aspect.

Bedroom Three

A single bedroom with a window to the rear aspect.

Bedroom Four

A double bedroom with a window to the rear aspect.

Family Bathroom

A white suite comprising a panelled bath with a shower over, wash hand basin and WC with tiled splashbacks and a window to the front aspect.

Outside

To the front of the property, there is a small garden enclosed by a walled border and pleasantly overlooking a large green. To the rear, the garden is predominantly paved, with a lawned area and pathway leading to the brick-built shed. A gate provides access to the single garage and parking.

Garage

A single garage with an up-and-over door to the front and a personal door to the side. There is parking for one vehicle in front of the garage.



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 (51 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 right hand turn into Ferriston. Continue for a short distance where the driveway parking for 111 Ferriston is just before the second left hand turn.

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.



Services

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

Local Authority

Cherwell District Council. Tax band B.

Tenure

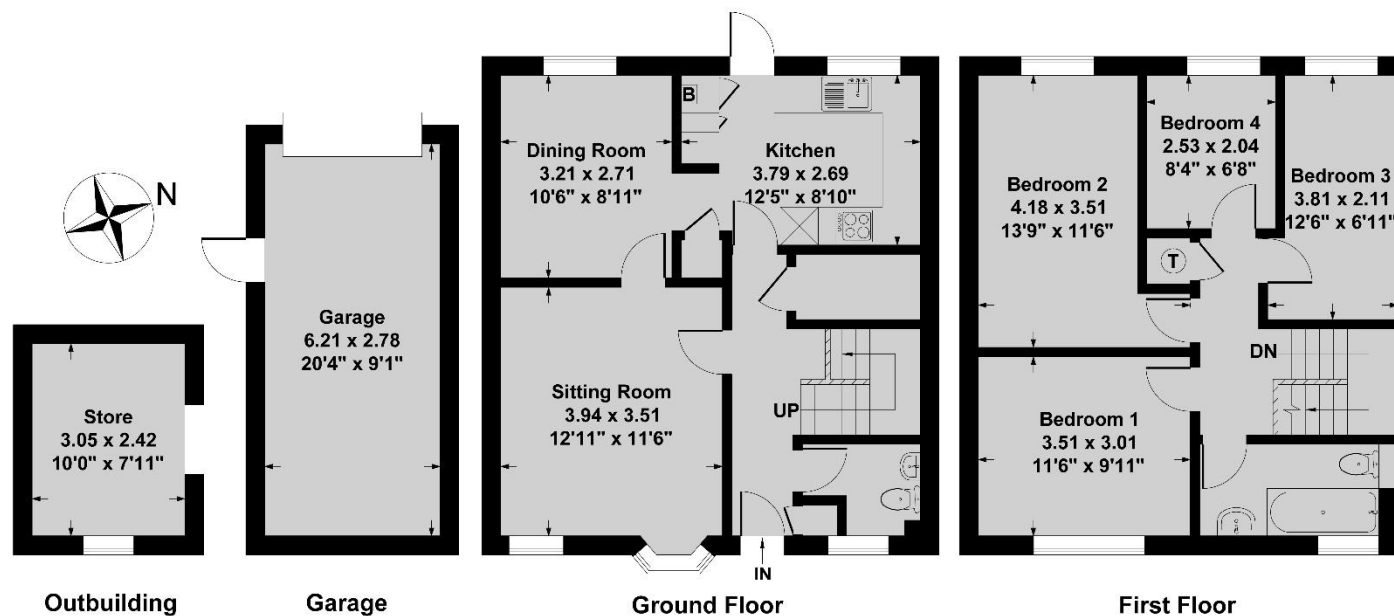
A freehold property.

Viewing Arrangements

Strictly by appointment with Round & Jackson.

Asking Price: £290,000





Ground Floor Approx Area = 48.54 sq m / 522 sq ft
First Floor Approx Area = 48.54 sq m / 522 sq ft
Garage Approx Area = 17.26 sq m / 186 sq ft
Outbuilding Approx Area = 7.38 sq m / 79 sq ft
Total Area = 121.72 sq m / 1309 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	71 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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