



30 Foscoote Rise  
Banbury, Oxon, OX16 9XN



ROUND & JACKSON  
ESTATE AGENTS





**A beautifully presented three-bedroom link-detached family home which is pleasantly located on this sought after development close to open parkland and the town centre.**

#### The Property

30 Foscoote Rise, Banbury is a very well-presented link-detached house which is pleasantly located in a cul-de-sac location towards the edge of this highly regarded development on the south side of town. There are many amenities close by which include primary and secondary schooling, Sainsbury's and Morrison supermarkets, the Horton hospital and train station. The property has spacious accommodation arranged over two floors with an entrance hallway, cloakroom/W.C., sitting room and kitchen/dining room on the ground floor. On the first floor there is a central landing, three bedrooms and a modern shower room. Outside of the property to the front there is a garden area with established shrubs and hedges, with steps leading up to the front door. There is a driveway which provides off road parking for one vehicle in front of the single garage. To the rear of the property there is a split level, low maintenance garden with three-tiered patio areas, fully stocked flower and flower tree beds. There is access to the front and a personal door into the garage.

We have prepared a floorplan to show the room sizes and layout. Some of the main features include:

#### Entrance Hallway

Main door to front, with doors to all ground floor accommodation and understairs storage space.

#### Cloakroom/W.C

Fitted with a modern vanity unit, W.C., tiled splash backs and a window to the side aspect.

#### Sitting Room

A spacious reception room with a box bay window to to the front and a wall mounted electric fire place.

#### Kitchen/Dining Room

Fitted with a range of modern eye level cabinets with base units and drawers with Granite and Quartz work surfaces over, an inset one and a half bowl sink and draining board and glass splash backs. There is an integrated washing machine, under counter fridge and freezer, microwave, Neff double oven and grill, Neff four ring induction hob with an extractor hood over and a breakfast bar area. There is a window and double doors leading to the rear garden with tiled flooring and recessed spotlights.

#### First Floor Landing

With doors to all first floor accommodation and airing cupboard which houses the boiler and the hatch to the loft space.

#### Bedroom One

A double bedroom with a window to the rear aspect and a double wardrobe which will remain as part of the sale.

#### Bedroom Two

A good-sized double room with a window to the front aspect.

#### Bedroom Three

A good-sized single bedroom with a window to the front aspect.

#### Family Shower Room

Fitted with a modern suite comprising a shower cubicle, vanity unit, W.C., heated towel rail and attractive tiled splash backs. Window to the rear aspect.

#### Garage & Parking

To the side of the property there is a single garage with double doors to the front and a personal door to the rear. Power and light connected, fitted base units and a small mezzanine flooring for storage. There is a driveway in front which provides off road parking for one vehicle.



### Outside

To the front of the property there is a small garden area with established hedges and shrubs and adjacent to the driveway there are steps leading up to the front door. To the rear of the property there is an enclosed, low maintenance and split-level garden which has three patio seating areas, over two levels and fully stocked flower and flower tree beds. There is gated side access which leads to the front and a personal door that leads to 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 (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 via South Bar Street and continue into the Oxford Road. Continue through two sets of traffic lights and past the Hospital then turn left into Hightown Road. Continue for approximately 500 yards and turn right into Foscoote Rise having just passed the Foscoote hospital. Take the second turning on your right where the property will be seen on your right.



### Services

All mains' services are connected. The gas fired boiler is located in the airing cupboard.

### Local Authority

Cherwell District Council. Tax band D.

### Viewing Arrangements

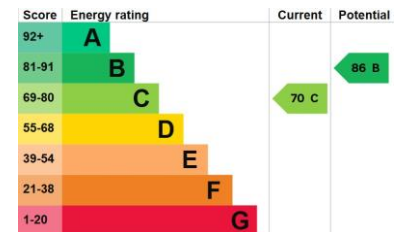
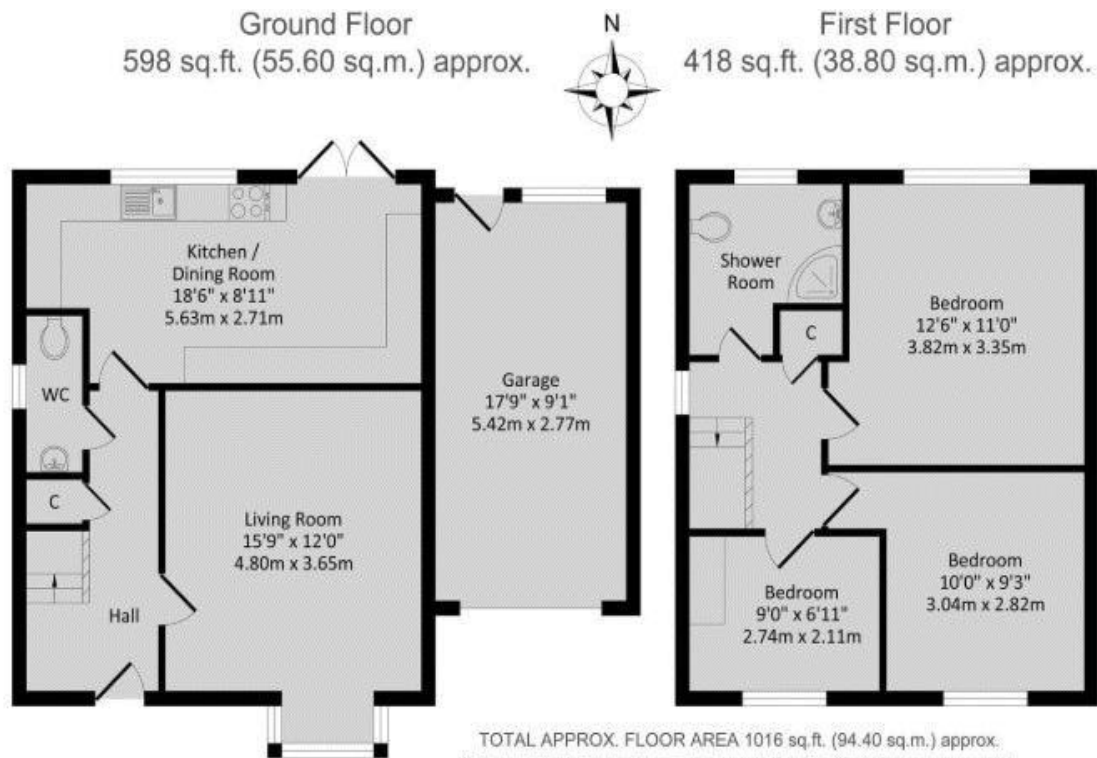
By prior arrangement with Round & Jackson

### Tenure

A freehold Property

**Asking Price: £365,000**





**IMPORTANT NOTE TO PURCHASERS:** We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.

Banbury - The Office, Oxford Road, Banbury, Oxon, OX16 9XA

T: 01295 279953 E: office@roundandjackson.co.uk

Bloxham – High Street, Bloxham, Oxon, OX15 4LU

T: 01295 720683 E: office@roundandjackson.co.uk

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

Property Misdescriptions Act 1991: The Agents have not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her professional buyer. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their solicitor. You are advised to check the availability of any property before travelling any distance to view.



**ROUND & JACKSON**  
ESTATE AGENTS