



17 Hereford Way  
Banbury, Oxon, OX16 1FT



ROUND & JACKSON  
ESTATE AGENTS





**A modernised and beautifully presented two-bedroom house with a single garage located on this popular residential neighbourhood on the north side of town.**

#### The Property

17 Hereford Way, Banbury is a beautifully presented two-bedroom, terraced home which is located in a popular and established neighbourhood within easy reach of local amenities and schooling. The accommodation comprises an entrance porch, sitting room, kitchen, cloakroom/W.C. and conservatory. On the first floor there is a central landing, two bedrooms and a modern family bathroom. Outside of the property to the rear there is an enclosed and pleasant south facing garden. To the front there is a small garden area with a sloped pathway leading to the front door. To the right of the terrace, there is a block of garages where the garage for number 17 is the furthest to the right. There is an allocated parking space next to the garage.

We have prepared a brochure to show the room sizes and layout some of the main features include:

#### Entrance Porch

Main door to front and door leading to;

#### Sitting Room

A spacious reception room with a window to the front aspect, stairs rising to the first floor with a useful understairs storage cupboard and door to the kitchen.

#### Kitchen & Conservatory

Fitted with a range of eye level cabinets with base units and drawers and work surfaces over, one and a half sink and draining board, tiled splash backs and flooring, space and plumbing for a free standing dishwasher, fridge/freezer, single oven with an extractor hood above. There is a utility cupboard with space and plumbing for a washing machine and tumble dryer, door to the cloakroom/W.C. The kitchen is semi-open plan to the conservatory which provides useful space for dining furniture and sliding patio doors to the rear garden.

#### Cloakroom/W.C.

Fitted with a W.C., wash hand basin, window to the rear aspect and tiled flooring and splash backs.

#### First Floor Landing

Doors to all first floor accommodation, hatch to the loft space and airing cupboard which houses the gas fired boiler.

#### Bedroom One

A spacious double bedroom with fitted wardrobes, a window to the front aspect and door leading to a large built in wardrobe/dressing room.

#### Bedroom Two

A double bedroom with a window to the rear aspect.

#### Family Bathroom

Fitted with a modern white suite comprising a panelled bath with a hand held and rainfall shower over, vanity unit, heated towel rail, W.C., attractive tiled flooring and splash backs and a window to the rear aspect.

#### Garage & Parking

To the right of the terrace, there is a block of garages where the single garage for number 17 is the last on the right. There is a parking space adjacent to right.

#### Outside

To the front of the property there is a small garden area with established shrubs and a sloped pathway leading up to the front door. The main area of garden is located to the rear and is south facing, with a gravelled seating area adjoining the house, a lawned area and an established shrub border. There is a path leading to the gated access at the rear.



#### 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, take the second exit at the next roundabout onto Highlands. Take the third turn on your left into Hereford Way and then take the second right hand turn. Follow this road and take the first turn in on your left hand side. The property will be found in front of you towards the left.



#### Services

All mains services are connected.

#### Local Authority

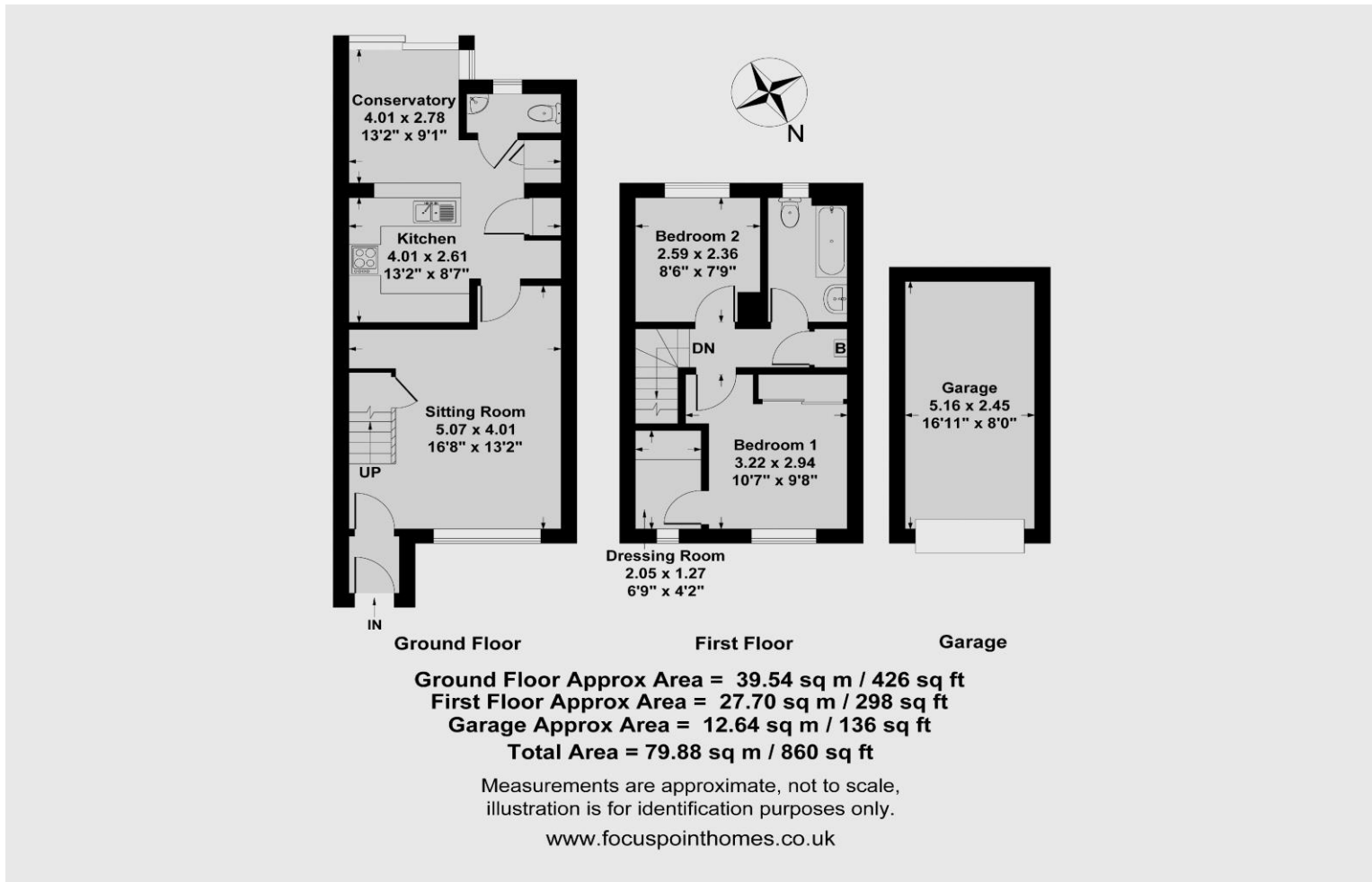
Cherwell District Council. Tax band B.

#### Viewing Arrangements

By prior appointment with Round & Jackson. Tenure A freehold property.

**Asking Price: £249,000**





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.

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