



33 De La Warr Drive
Banbury, OX16 1BF



ROUND & JACKSON
ESTATE AGENTS





A stylish two-bedroom terraced home in a sought-after northern town location, offering parking for two vehicles. Very well presented, with a private garden, useful outbuilding and two double bedrooms.

The Property

Situated within a quiet cul-de-sac on the sought-after northern side of town, this well-presented two-bedroom terraced home offers stylish, low-maintenance living, making it an ideal first-time purchase or investment opportunity. The accommodation comprises of an entrance hallway, a ground floor W.C and a bright, open-plan kitchen/sitting room with space for both relaxing and dining, creating an ideal setting for modern living. Upstairs, there are two well-proportioned double bedrooms, served by a contemporary family bathroom. Outside, the property enjoys a good-sized private rear garden with a useful wooden outbuilding, providing excellent storage or potential for a variety of uses. To the front, there are two allocated parking spaces. We have prepared a floor plan to show the room sizes and layout. Some of the main features include:

Entrance Hallway

Entrance door, stairs rising to the first floor and door leading into the open plan kitchen/sitting room. Quality LVT flooring.

Sitting Room

A bright and spacious open plan living area, ideal for modern day living and entertaining, with French doors opening onto the rear garden. Quality LVT flooring extends throughout, and a door leads to the ground floor W.C.

Kitchen

The kitchen is fitted with a range of wall and base cabinets with worktops over and tiled splash backs. Integrated appliances include a fridge-freezer, washing machine, slimline dishwasher, Miele electric oven, four-ring gas hob with extractor hood over, and an inset sink with drainer. Window to the front aspect, useful breakfast bar providing informal seating, wall-mounted Ideal gas-fired boiler, and two built-in understairs storage cupboards.

W.C

Fitted with a white suite comprising a low-level W.C and wash hand basin. Quality LVT flooring.



First Floor Landing

Doors to all rooms and loft hatch providing access to the roof space.

Bedroom One

A double bedroom with window overlooking the rear garden and space for wardrobes.

Bedroom Two

A small double bedroom with window to the front aspect, built-in drawers and storage shelving.

Family Bathroom

Fitted with a white suite comprising a panelled bath, low-level W.C and wash hand basin. Wood-effect flooring and tiled splash backs.

Outside

To the rear, the property enjoys a good-sized, private garden, predominantly laid to lawn with a paved patio area and connected pathway leading to the foot of the garden. Gated rear access is provided, together with a useful wooden storage shed with power and lighting. To the front of the property there is off-road parking for two vehicles and an outside tap.



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 Warwick Road and continue out of town for approximately one and a quarter mile. Having passed the Barley Mow Public House go straight ahead at the next two roundabouts and then take the next road on the right into Nickling Road, De La Warr Drive will be found as the second road on the left and then take the next right hand turn where the property will be found after a short distance on your left-hand side.



Services

All mains' services connected.

Local Authority

Cherwell District Council. Tax band B.

Tenure

A freehold property.

Viewing arrangements

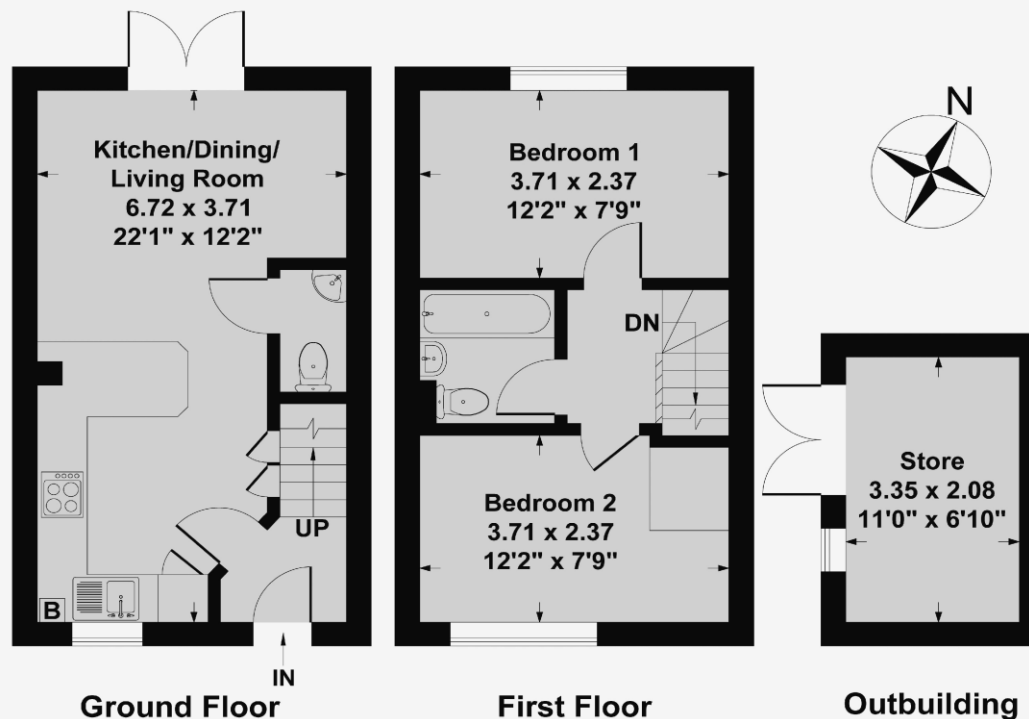
Strictly by prior arrangement with Round & Jackson.

Agents Notes

The current vendors have advised the annual service charge is under £200.00 per year.

Asking Price: £255,000





Ground Floor Approx Area = 24.93 sq m / 268 sq ft

First Floor Approx Area = 24.93 sq m / 268 sq ft

Outbuilding Approx Area = 6.96 sq m / 75 sq ft

Total Area = 56.82 sq m / 611 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		98 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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