



32 Nuffield Drive
Banbury



ROUND & JACKSON
ESTATE AGENTS



32 Nuffield Drive

Banbury, OX16 1BX

£290,000

A modernised three bedroom semi detached home located within this sought after neighbourhood on the northern side of town, close to local schools. No onward chain.

The Property

2 Nuffield Drive, Banbury is an end of chain property offered for sale in good decorative order and is located on the northern side of town, close to schools, shops and amenities. The property offers well balanced accommodation over two floors comprising; Entrance porch, hallway, spacious open plan sitting room/dining room, additional garden room extension, fitted kitchen with appliances, a refitted bathroom in recent years, two double bedrooms, a third single bedroom, enclosed rear garden, garage and driveway. The property benefits from gas central heating and double glazing and is located within easy reach of the local primary school and small parade of shops. We have prepared a floor plan to show the room sizes and layout, some of the main features include:

Entrance Porch

A upvc door to the front leads to the porch with a further door to;

Hallway

Stairs to the first floor, window to the side, under stairs storage, doors to;

Sitting room/ Dining room

A spacious room extending the full depth of the property with a great deal of natural light from the large window to the front and patio doors to the;

Garden Room

A garden room extension offering additional reception space that could be used as a home office or play room with power and heating connected, French doors to the rear garden.

Kitchen

Fitted with a range of light wood effect wall and floor cabinets with an integrated electric oven and hob with extractor unit over, single sink and drainer unit, marble effect work surfaces, under stairs storage cupboard, window to rear, door to side.

First Floor Landing

Hatch to loft, built in airing cupboard, window to the side, doors to;

Bedroom One

A spacious double bedroom with a large window to the front, built in four door wardrobe with dressing table and drawer unit.

Bedroom Two

A double bedroom with a window to the rear aspect.

Bedroom Three

A single bedroom with a window to the front aspect.



Bathroom

Re-fitted in recent years with a white suite comprising a panelled bath with a shower over, wash basin and WC, stylish neutral wall tiles, obscure glazed window the rear.

Front Garden

A front garden area mostly laid to lawn which could be altered to a driveway subject to planning permission, driveway with shared access to the single garage.

Rear Garden

Mostly laid to lawn with a paved area adjacent to the house. The garden backs on to open land of Hillview Park.

Garage

A single pre-fabricated garage with double doors to the front.

Directions

From Banbury town centre proceed on the Warwick Road. Turn right at the second roundabout onto Ruscote Ave and then take the first left onto Sinclair Ave. Turn right onto Hillview Crescent and right again onto Nuffield Drive. Number 32 will be found on your right hand side after a short distance.

Situation

Banbury is a thriving, market town located just north of Oxford amidst beautiful rolling countryside. The town is steeped in history and is now a modern centre with a full range of shops, supermarkets, a cinema, restaurants and leisure facilities. Communication links are excellent with Junction 11 of the M40 situated approximately two miles north east. Banbury railway station is within easy reach and provides regular trains to all parts of the country with London and Birmingham a comfortable commute (London Marylebone from 57 minutes and Birmingham New Street from 44 minutes). Birmingham Airport is about 40 miles distant and Heathrow and Luton Airports are also within easy reach. The local area provides a range of primary and secondary schools.

Services

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

Local Authority

Cherwell District Council. Tax band C.

Agents Note

Viewing arrangements by prior appointment with Round & Jackson. The property is currently tenanted with tenants furniture in situ.

Tenure

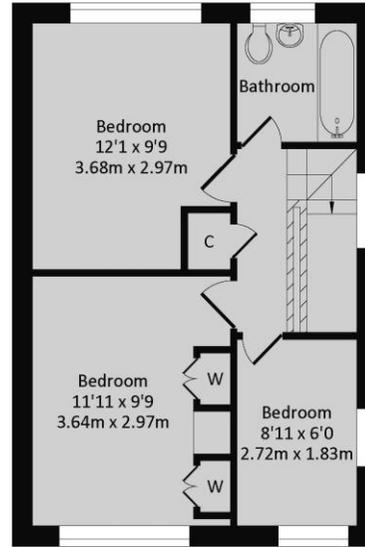
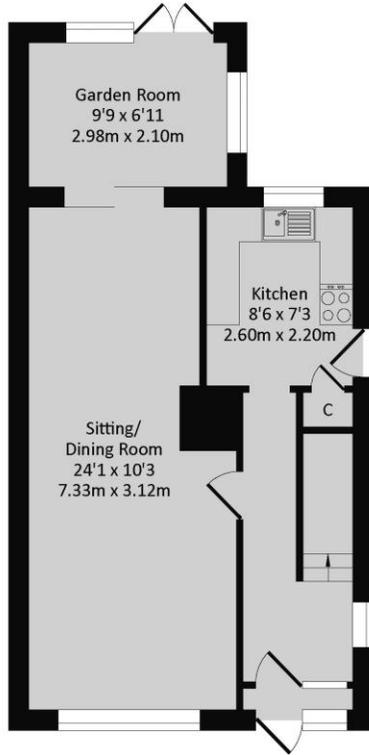
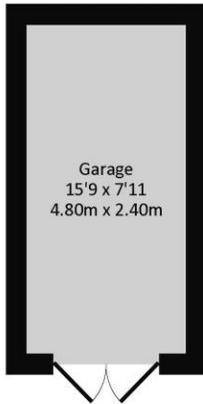
A freehold property.



Garage
Approx. Floor
Area 124 Sq.Ft.
(11.50 Sq.M.)

Ground Floor
Approx. Floor
Area 461 Sq.Ft.
(42.80 Sq.M.)

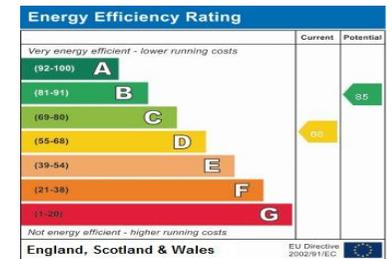
First Floor
Approx. Floor
Area 384 Sq.Ft.
(35.70 Sq.M.)



Total Approx. Floor Area 969 Sq.Ft. (90.0 Sq.M.)

All items illustrated on this plan are included in the "Total Approx Floor Area"

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The Services Systems and appliance shown have not been tested and no guarantee as to their operability or efficiency can be given.



The Office, Oxford Road, Banbury, Oxon, OX16 9XA
T: 01295 279953 E: office@roundandjackson.co.uk
www.roundandjackson.co.uk



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