



71 Riley Drive
Banbury, Oxon, OX16 1PD



ROUND & JACKSON
ESTATE AGENTS





A spacious three-bedroom detached family home with a garage, driveway parking and beautiful rear garden, conveniently located close to amenities and schooling. Available for sale with no onward chain.

The Property

71 Riley Drive, Banbury is a spacious, detached family home which is situated on the northern side of town and conveniently located close to a range of amenities and schooling. The property is well laid out and comes to market with no onward chain. On the ground floor there is an entrance porch, hallway, cloakroom/W.C., kitchen, sitting room and dining room. On the first floor there is a central landing, three double bedrooms with an en-suite shower room to the master bedroom and a family bathroom. There is a detached garage with a driveway in front which provides off road parking for two vehicles to the side of the property. To the rear there is a pleasant and well-established garden.

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

Entrance Porch

With a window to the side aspect and door leading to;

Hallway

With stairs rising to the first floor, an understairs storage cupboard and doors to the kitchen and sitting room.

Kitchen

Fitted with a range of eye level cabinets with base units and drawers, work surfaces over and tiled splash backs and tiled flooring. There is a one and a half bowl sink and draining board, space and plumbing for a free standing dishwasher, washing machine, fridge/freezer and an integrated double oven with a four ring gas hob above and extractor hood over. There is space for a small dining table and chairs, a window to side aspect and door which leads to the rear garden.

Sitting Room & Dining Room

A spacious reception room with a window to the rear aspect and a central open fire place. It is semi-open plan and leads to the dining room where there is ample space for dining furniture, doors leading to the rear garden and a door to the kitchen.

Cloakroom/W.C.

Fitted with a wash hand basin, W.C., vanity unit and a window to the front aspect. There are tiled splash backs and flooring.

First Floor Landing

With doors to all first-floor accommodation, an airing cupboard which houses the hot water cylinder, hatch to the loft space and a window to the side aspect.

Master Bedroom & En-Suite

A double bedroom with a box bay window to the front aspect, a fitted wardrobe and door to the en-suite. The en-suite is fitted with a modern suite comprising a shower cubicle, wash hand basin, W.C., heated towel rail, tiled flooring and splash backs and a window to the front aspect.

Bedroom Two

A double bedroom with a fitted wardrobe and a window to the rear aspect.

Bedroom Three

A double bedroom with a fitted wardrobe and a window to the rear aspect.

Family Bathroom

Fitted with a panelled bath, wash hand basin, W.C., tiled splash backs and window to the front aspect.



Garage & Parking

A single garage with an electric up and over door to the front with power and light connected. There is a driveway located in front which provides off road parking for two vehicles.

Outside

To the rear of the property there is a pleasant garden which is predominantly laid to lawn with a patio seating area adjoining the house and well stocked flower, shrub and plant borders. There are hardstanding areas for a shed and greenhouse and the garden wraps around to both sides with gated access to the front.

Anti-Money Laundering

In accordance with current Anti-Money Laundering regulations, all purchasers are required to complete identity verification and Anti-Money Laundering (AML) checks. Round & Jackson will not mark a property as Sold Subject to Contract or issue a Memorandum of Sale until these checks have been satisfactorily completed.

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 via the Warwick Road. Turn right at the second roundabout onto Ruscote Avenue and then take the first left into Sinclair Avenue. Continue and ascend the hill and turn left at the T-junction into Austin Drive then turn left again into Riley Drive. Follow the road round where the property will be found after a short distance on the left hand side before the turn into Alvis Gate.

Services

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

Local Authority

Cherwell District Council. Tax band D.

Viewing arrangements

Strictly by prior arrangement with Round & Jackson

Tenure

A Freehold property

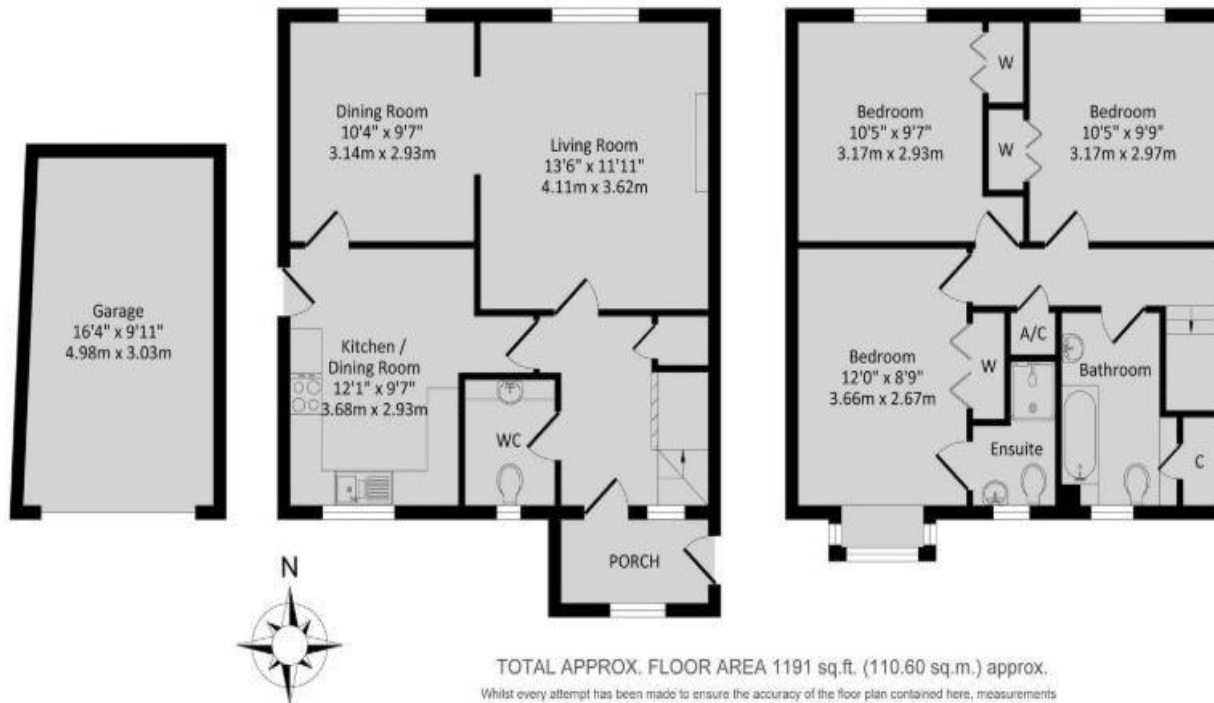
Asking Price: £360,000



Garage
156 sq.ft. (14.50 sq.m.) approx.

Ground Floor
531 sq.ft. (49.30 sq.m.) approx.

First Floor
504 sq.ft. (46.80 sq.m.) approx.



TOTAL APPROX. FLOOR AREA 1191 sq.ft. (110.60 sq.m.) approx.

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 and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

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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