



7 Leabrook Close

Banbury, Oxfordshire, OX16 9ET



ROUND & JACKSON
ESTATE AGENTS





A three bedroom semi detached property with a private rear garden, pleasantly located within the Timms Estate on the south side of town close to a wide range of amenities and local schooling. Available for sale with no onward chain.

The property

7 Leabrook Close is a three-bedroom semi-detached house requiring modernisation throughout. The property is situated on the south side of town and enjoys a pleasant position on the edge of the sought-after Timms Estate. It is conveniently located close to the Salt Way bridle path, providing easy access to Bodicote village and a range of attractive countryside walks. The accommodation is arranged over two floors. The ground floor comprises an entrance hall, family bathroom, sitting room and kitchen. To the first floor there are two double bedrooms and a further single bedroom. To the front of the property there is a lawned area with a pathway leading to the front door. To the rear there is a private garden, predominantly laid to lawn, with a decked area at the foot of the garden. We have prepared a floorplan to show the room sizes and layout. Some of the main features include:

Entrance Hallway

Main door to the front, doors to all ground floor accommodation and stairs rising to the first floor.

Sitting Room

A good sized reception room with a central fireplace (currently covered over), an understairs cupboard and a window to the front aspect.

Kitchen

Fitted with a range of eye level cabinets, base units and drawers with work surfaces over, a one and a half bowl sink with drainer and tiled splashbacks. Space and plumbing for a washing machine and space for a freestanding fridge/freezer and oven. A cupboard housing the gas fired boiler, a window to the rear aspect and a door leading to the rear garden.

Family Bathroom

Fitted with a white suite comprising a panelled bath with a shower over, low level WC and a wash hand basin with storage beneath. Floor to ceiling tiles and a window to the rear aspect.



First Floor Landing

Doors to all first floor accommodation with a loft hatch providing access to the roof space.

Bedroom One

A double bedroom with a window to the rear aspect.

Bedroom Two

A double bedroom with a window to the front aspect.

Bedroom Three

A single bedroom with a window to the rear aspect.

Outside

To the front of the property there is a lawned area with a pathway leading to the front door. The front garden offers potential to be converted into off-road parking, subject to the necessary consents and permissions. To the rear, there is a private garden, predominantly laid to lawn, with a decked seating area at the foot of the garden and established shrub borders.



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 and into the Oxford Road. Continue for approximately half of a mile, past Sainsbury's supermarket then turn right into Grange Road. Continue and take the left hand turn into Timms Road then the first right into Elmscote Road. Turn left onto Beaconsfield Road and take the next right hand turn into Leabrook Close where number 7 will be found on your right hand side after a short distance.



Services

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

Local Authority

Cherwell District Council. Tax band C.

Viewing arrangements

Strictly by prior arrangement with Round & Jackson.

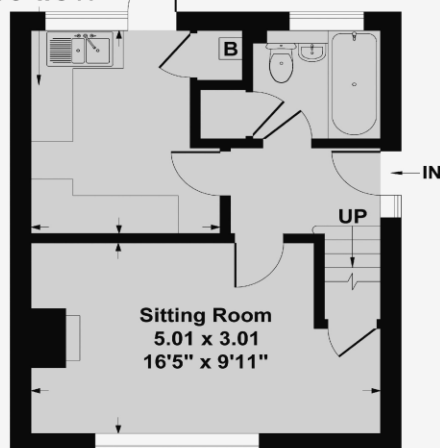
Tenure

A freehold property

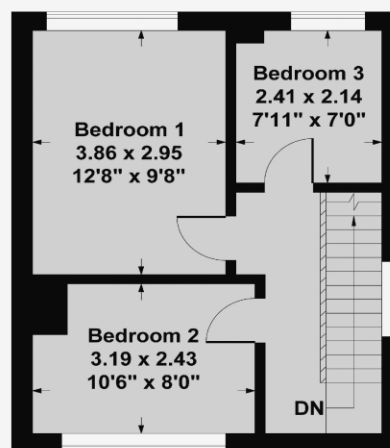
Asking Price: £265,000



Kitchen
3.21 x 2.71
10'6" x 8'11"



Ground Floor

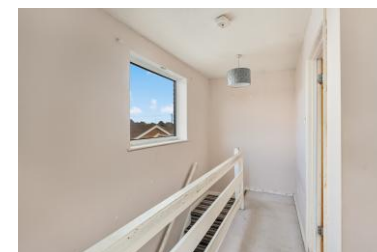


First Floor

Ground Floor Approx Area = 31.91 sq m / 344 sq ft
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Total Area = 63.82 sq m / 688 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		
81-91	B		
69-80	C		76 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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