



Ferriston
Banbury



ROUND & JACKSON
ESTATE AGENTS



85 Ferriston

Banbury, Oxon, OX16 1XA

£220,000

A spacious one bedroom bungalow which is pleasantly located in a tucked away position within the Hardwick development on the northern side of town.

The Property

85 Ferriston, Banbury is well presented terraced bungalow which is pleasantly located in a quiet, tucked away position within the popular Hardwick development on the northern side of town. The accommodation comprises of an entrance hallway, shower/wet room, spacious sitting room, kitchen and a double bedroom. There is a small lawned garden area to the front and to the rear there is a pleasant garden which has a useful storage cupboard, established shrubs and plants, a lawned garden area and paved seating area.

We have prepared a floorplan to show the room sizes and layout. Some of the main features include:

Entrance Hallway

A central hallway with a hatch to the loft space, doors to all accommodation and two useful storage cupboards.

Shower Room

Fitted with a shower cubicle, heated towel rail, W.C. and wash hand basin with a window to the front aspect.

Sitting Room

A spacious reception room with a window to the front aspect.

Kitchen

Fitted with a range of eye level cabinets with base units and drawers with work surfaces over, an inset sink and draining board and tiled splash backs. There is space and plumbing for a dishwasher, washing machine, single oven and fridge/freezer, a useful pantry and a door and window to the rear garden.

Bedroom

A large double bedroom with a window to the rear aspect.

Outside

To the front of the property there is a lawned garden area and a paved pathway which leads to the front door and small gravelled areas. To the rear there is a good sized garden which has a patio seating area, a lawned area and pleasant plant and shrub borders.



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, turn right, taking the second exit at the next roundabout onto Highlands. Continue along this road and take the fourth right hand turn into Ferriston, take the second left and continue to the end of the cul-de-sac and park where available. Proceed to the left-hand corner of the carpark and down a small walkway to your left, the gate to the bungalow is situated on the left-hand side.

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.

Services

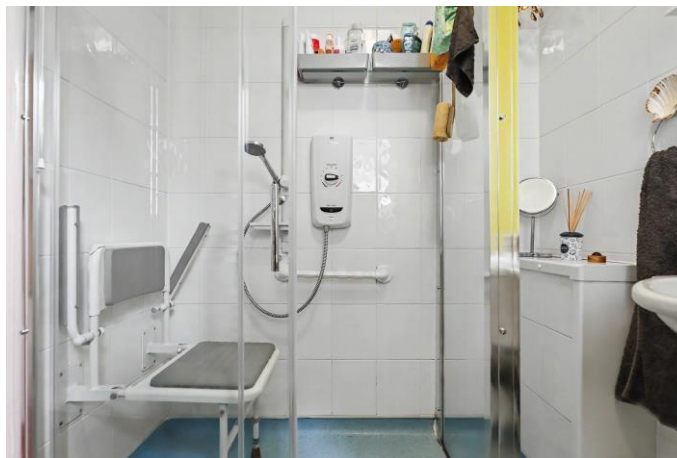
All mains services connected.

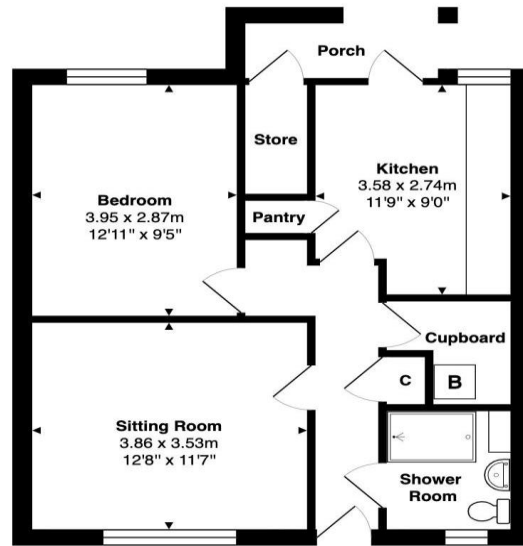
Local Authority

Cherwell District Council. Tax band B.

Viewing Arrangements

Strictly by prior arrangement with Round & Jackson



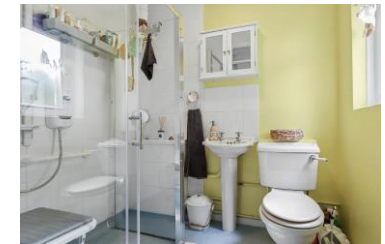


Ground Floor

Approximate Gross Internal Area

53.9 m² ... 580 ft²

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 mis-statement. This plan is for illustrative purpose only and should be used as such. Drawn by E8 Property Services. www.e8ps.co.uk



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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