

64 Lapsley Drive

Banbury, Oxon, OX16 1EW

ROUND & JACKSON

ESTATE AGENTS








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ON





A very well presented, three-bedroom, end of terrace town house with a single garage and off-road parking which is pleasantly located in a quiet, tucked-away position on the popular Hanwell Fields development.

The Property

64 Lapsley Drive, Banbury is a modern, three-bedroom, stone-built town house which is pleasantly located in a tucked away and quiet position within the Hanwell Fields development. The property has accommodation arranged over three floors and is well laid out, with an entrance hallway, cloakroom/W.C., kitchen, sitting room and large conservatory and the ground floor. On the first floor there are two double bedrooms and a modern family bathroom. On the second floor, there is a superb, large master bedroom which has an adjoining dressing area and en-suite shower room. Outside of the property to the front, there are small, gravelled garden areas and a path leading to the front door. The main area of garden is located to the rear and is low maintenance. It is predominantly gravelled with a decked seating area adjoining the house. There is a single garage located in the parking area behind the property with an allocated parking space in front.

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

Entrance Hallway

With main door to the front, stairs rising to the first floor and doors to the W.C., sitting room and kitchen with tiled flooring.

Kitchen

With a continuation of the tiled flooring, the kitchen is fitted with a range of modern eye level cabinets with base units and drawers and work surfaces over, tiled splash backs and a inset sink and draining board. There is an integrated dishwasher, a double oven and four ring gas hob above and extractor hood over, space and plumbing for a free standing fridge/freezer and washing machine. There is a window to the front aspect overlooking the communual green.

Cloakroom/W.C.

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

Sitting Room

A large reception room with an understairs storage cupboard, panelled walling, a window to the rear aspect and double doors to the conservatory.

Conservatory

A large reception room currently being utilised as a dining room. With double doors and windows to the rear garden.

First Floor Landing

With stairs rising to the second floor, doors to all first floor accommodation and a useful storage cupboard.

Bedroom Two

A spacious double bedroom with two windows to the rear aspect.

Bedroom Three

A good sized double bedroom with two windows to the front aspect.

Family Bathroom

Fitted with a modern white suite comprising a panelled bath with a shower over, W.C., wash hand basin and modern tiled splash backs. There is a window to the side aspect.

Master Bedroom & Dressing Room

Accessed via a small landing area, the master bedroom is a particular feature of this property. There is ample space for a range of furniture, a built in storage cupboard and a window to the front aspect. There are doors to a dressing room area which has doors to useful eaves storage and to the en-suite.

En-Suite

Fitted with a modern suite comprising a corner shower cubicle, W.C., wash hand basin, tiled splash backs and a Velux style window to the rear aspect.





Garage & Parking
To the side of the property, there is a parking area where number 64 has a single garage with an up and over door to the front and a driveway in front to provide off road parking for one vehicle.

Outside
The property is fronted by a large communual green with well established trees. To the front of the property there is a small gravelled garden area with a pathway leading to the front door. To the rear, there is a low maintanence and private garden which is predominantly gravelled with a decked seating area adjoining the house.

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 (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 and many places of historical interest are within easy reach.

Directions
From Banbury Cross head in a northerly direction on the A423 Southam Road, on reaching the Tesco roundabout take the second exit, straight over. Follow the road for around half a mile and then turn left, first exit, at the next roundabout onto Dukes Meadow. Follow this road and and turn left into Lapsley Drive at the first roundabout. Follow the numbering system and as the road bends around to the right the property will be seen after a short time on your right hand side down a block paved side road, shortly after the turning for Griffith Road.

Services
All mains services connected.

Local Authority
Cherwell District Council. Tax band D.

Viewing arrangements
Strictly by prior arrangement with Round & Jackson. Tenure A freehold property.

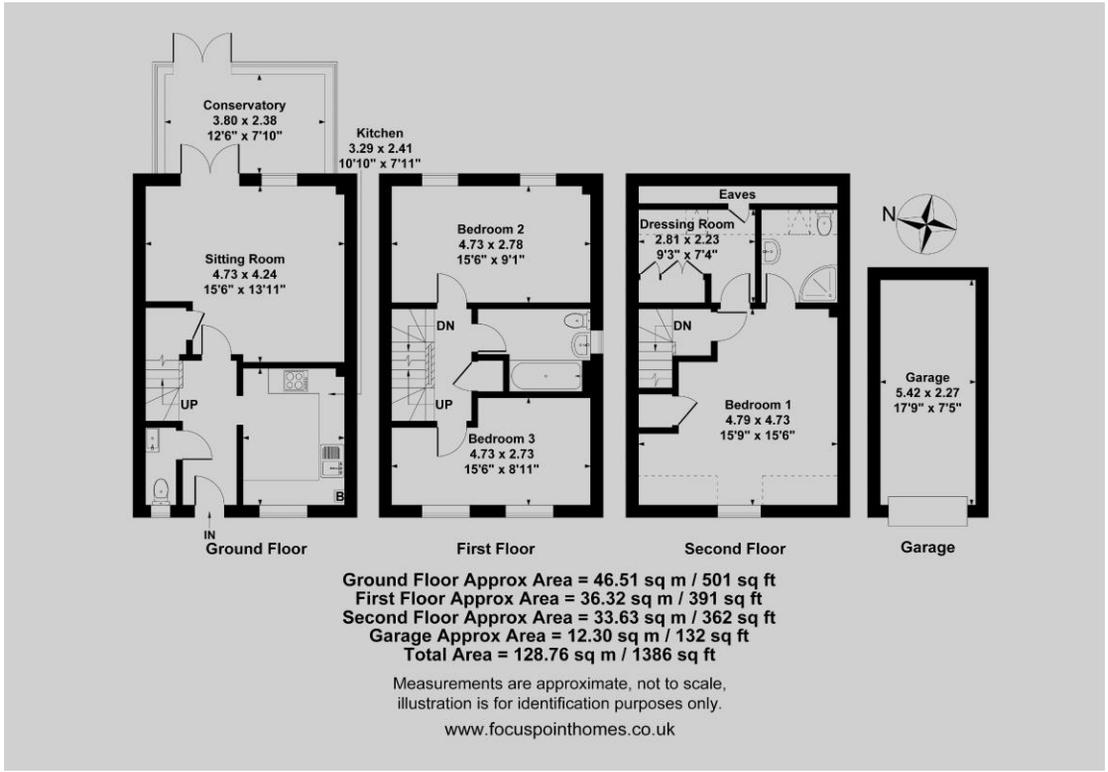
Asking Price: **£350,000**











Ground Floor Approx Area = 46.51 sq m / 501 sq ft
First Floor Approx Area = 36.32 sq m / 391 sq ft
Second Floor Approx Area = 33.63 sq m / 362 sq ft
Garage Approx Area = 12.30 sq m / 132 sq ft
Total Area = 128.76 sq m / 1386 sq ft

Measurements are approximate, not to scale,
illustration is for identification purposes only.

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