



5 Hart Close

Banbury, Oxon, OX16 1EH



ROUND & JACKSON
ESTATE AGENTS





A very well presented three-bedroom end of terrace property with garage and parking located within a favourable position within the popular Hanwell Fields development.

The Property

5 Hart Close, Banbury is a very well presented three bedroom end of terrace family home with garage and parking and is situated within a no through road on the popular Hanwell Fields development. The accommodation is arranged over two floors and a good amount of living space. On the ground floor there is an entrance hallway, dual aspect sitting room, dining room, cloakroom/W.C. and kitchen. On the first floor there is a central landing with three double bedrooms with an en-suite shower room to the master and a family bathroom. Outside of the property to the front there is a lawned garden area which wraps around to the side and a raised flower bed. To the side there is a single garage with a tandem driveway in front. The main area of garden is located to the rear with a large patio seating area adjoining the house, small lawned and gravelled areas and a summer house with power and light connected.

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

Entrance Hallway

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

Kitchen

Fitted with a range of shaker style cabinets with base units and drawers, work surfaces over and tiled splashbacks and flooring. There is an inset sink and draining board, space and plumbing for a washing machine, dishwasher and integrated underfloor fridge and freezer, an integrated Bosch double oven with a four ring gas hob above and an extractor hood over. There is a window to the front aspect and door leading to the garden.

Dining Room

With ample space for furniture, tiled flooring and double French doors leading to the rear garden.

Sitting Room

A large dual aspect sitting room with a box Bay window to the front and window to the side and a useful understairs storage cupboard.

Cloakroom W.C

Fitted with a vanity unit, W.C. and tiled splash backs.



First Floor Landing

With doors to all first floor accommodation and airing cupboard and hatch to the loft space.

Master Bedroom & En-Suite

A spacious L shaped double bedroom with a window to the rear aspect and built in wardrobes. There is a door to the en-suite which is fitted with a modern double shower cubicle, W.C. and wash hand basin.

Bedroom Two

A double bedroom with a window to the side aspect.

Bedroom Three

A small double bedroom with a window to the side aspect.

Family Bathroom

Fitted with a modern white suite comprising a panelled with, W.C., wash hand basin and a window to the rear aspect.

Garage & Parking

To the side of the property there is a single garage with a roller door to the front with power and light connected. There is a stud wall to split into two areas and a hatch to further loft space above. There is a driveway directly in front which provides tandem parking for two-three vehicles.



Outside

To the front of the property there is a lawned area of garden which wraps around to the side, established shrubs, a raised plant bed and paved steps leading to the front door. To the rear there is a west facing garden and has gravelled and lawn areas, a large patio seating area adjoining the house and path leading to the summer house to the rear of the garden.

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 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 Drive. Continue on this road and turn left into Lapsley Drive at the second roundabout. Follow the road and take the second turn in to your right onto Griffith Road and take the next turn in on the right onto Hart Close. Bear left from the first turning and continue to follow to the left and follow the numbering system where you will find number five on the left hand side.



Services

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

Local Authority

Cherwell District Council. Tax band D.

Tenure

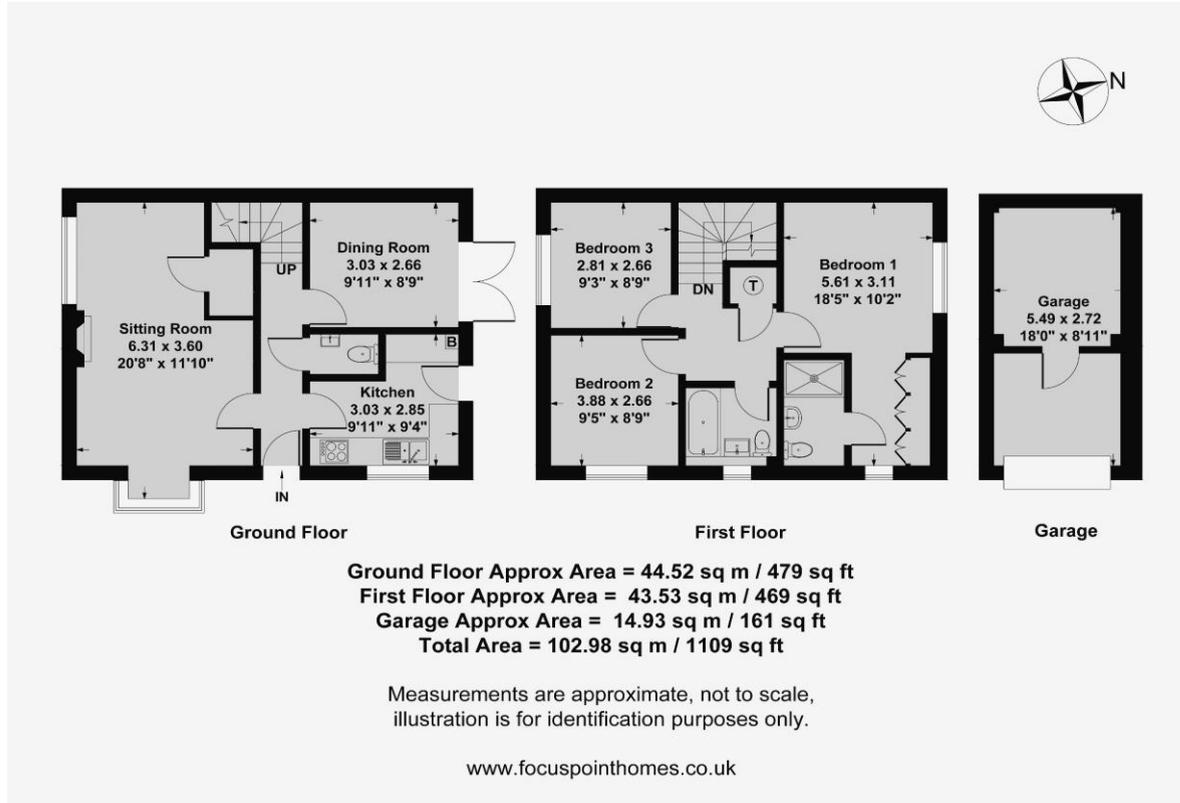
A Freehold property

Viewing arrangements

Strictly by prior arrangement with Round & Jackson

Asking Price: £340,000





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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