



118 Coopers Gate
Banbury, Oxon, OX16 2WD



ROUND & JACKSON
ESTATE AGENTS





An end terrace three storey townhouse offering versatile living accommodation over three floors. This property is located within a popular development close to the town centre and train station with a pleasant rear aspect and overlooking Banbury canal.

The Property

118 Coopers Gate, Banbury is a three-bedroom, three storey townhouse located in a popular development close to the town centre and train station. On the ground floor there is an entrance hallway, converted garage which now provides a utility area, a rear garden room, ground floor bedroom and W.C and on the first floor there is a kitchen, sitting/dining room. The second floor consists of the master bedroom with an adjoining en-suite, a family bathroom and third bedroom. We have prepared a floor plan to show the room sizes and layout, some of the main features include:

Entrance Hallway

Access via the canopy porch, with doors leading to the garden room, W.C and utility room with stairs rising to the first floor.

Utility Room

This was the former garage and has power and space and plumbing for a washing machine.

W.C

Fitted with a white suite comprising a toilet and wash hand basin.

Study

Located on the ground floor with potential to be used as a playroom or dining area. French doors leading to the rear garden and a door gaining access to bedroom two.

Bedroom Two

A double bedroom with a window and stable door to the rear leading out to the rear garden.

First Floor Landing

Stairs rising to the second floor with doors leading to the kitchen and sitting room.

Sitting/Dining Room

A spacious sitting room with dual aspect windows to the front and a pleasant view to the rear of the passing canal boats looking out from the Juliet balcony.



Kitchen

The kitchen is fitted with white units with worktops over, and tiled splash backs. There are a range of eye and base level cupboards with a stainless-steel sink and drainer with window overlooking the rear garden. Integrated electric oven with a four-ring gas hob above and extractor fan over, an integrated fridge, freezer, and slimline dishwasher. Wall mounted Potterton gas fired boiler.

Second Floor Landing

Doors to all second-floor accommodation and a cupboard housing the hot water tank. Loft access with loft space partially boarded with a light and ladder.

Master Bedroom

Double bedroom with window to the rear aspect, built in double wardrobes and a door leading into the en-suite which is fitted with a modern white suite comprising toilet, wash hand basin and shower with window to the front aspect.

Bedroom Three

A single bedroom with window to the rear aspect and built in wardrobe.



Family Bathroom

Fitted with a modern white suite comprising a paneled bath with shower over, toilet and wash hand basin, tiled splash back and window to the front aspect.

Outside

To the rear there is a paved patio area leading onto a gravel garden with shed. Side access leading to the front of the property. The rear garden is very private with tree line and canal views. To the front of the property there is a tarmac driveway for one vehicle and further parking on a graveled area in front of the property.

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 proceed in a Northerly direction and continue straight ahead through the traffic lights near the Three Pigeons Public House. Take the second road on the right into Coopers Gate, turn left at the end of the road and continue to the end of the road directly in front. Bear right at the very end of the road and the property will be found on your left-hand side.

Services

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

Local Authority

Cherwell District Council. Tax band D.

Viewing arrangements

Strictly by prior arrangement with Round & Jackson.

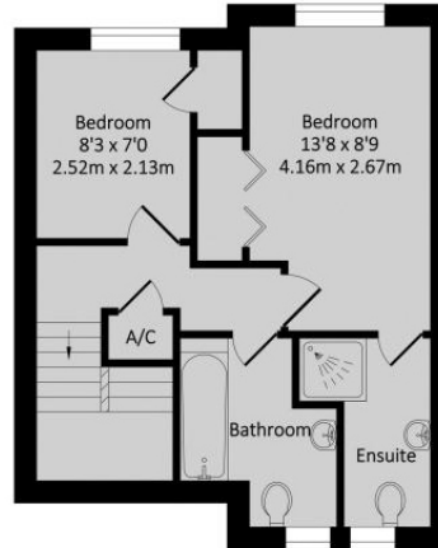
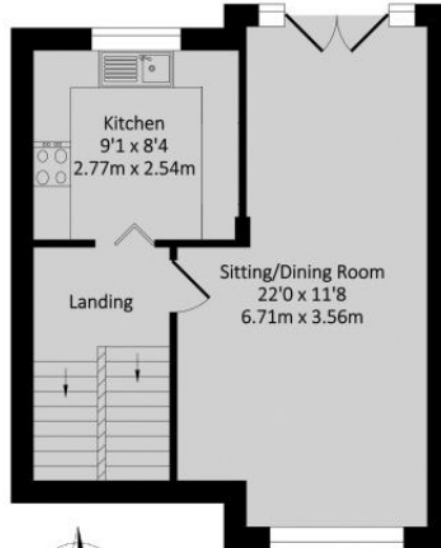
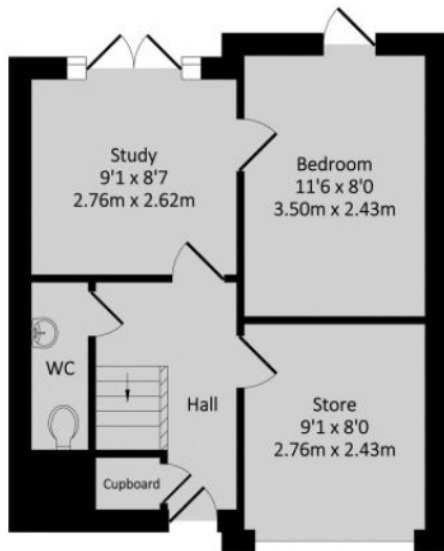
Asking Price: £320,000



Ground Floor
Approx. Floor
Area 344 Sq.Ft.
(31.95 Sq.M.)

First Floor
Approx. Floor
Area 353 Sq.Ft.
(32.80 Sq.M.)

Second Floor
Approx. Floor
Area 353 Sq.Ft.
(32.80 Sq.M.)



Total Approx. Floor Area 1050 Sq.Ft. (97.55 Sq.M.)
All items illustrated on this plan are included in the "Total Approx Floor Area"



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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