



62 Lapsley Drive

Banbury, Oxfordshire, OX16 1EW



ROUND & JACKSON
ESTATE AGENTS

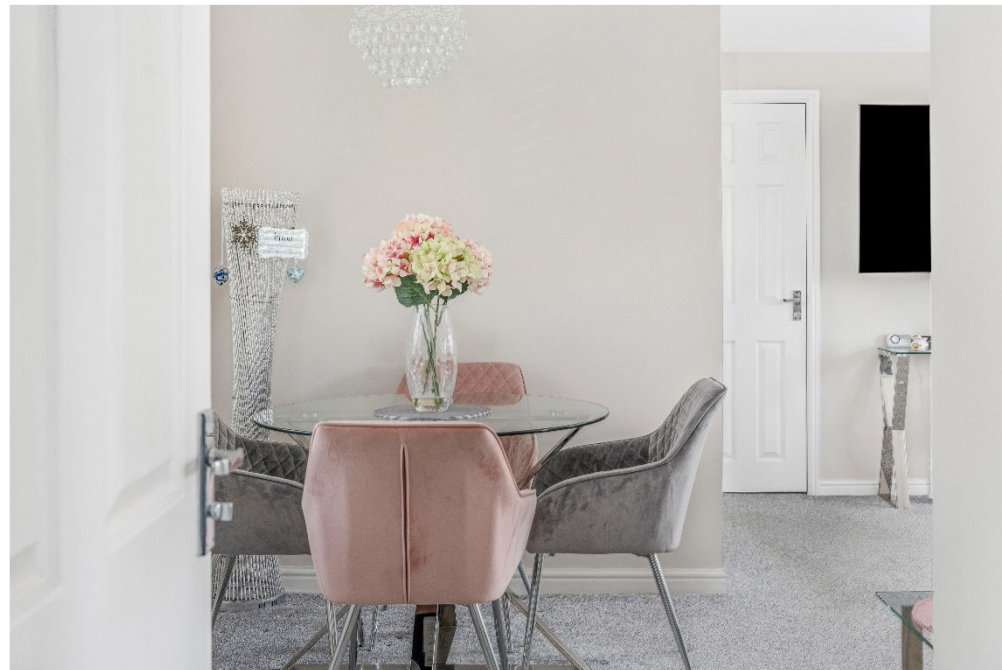




A well-presented one-bedroom coach house with a part-converted garage and private courtyard garden. Offering spacious living accommodation, a refitted shower room and allocated parking. Situated in a quiet, tucked-away position on the popular Hanwell Fields development with no onward chain.

The property

62 Lapsley Drive, Banbury is a well-presented one-bedroom coach house situated in a quiet and tucked-away position on the highly sought-after Hanwell Fields development, on the northern side of town. Offered for sale with no onward chain, the property benefits from a private entrance hallway with stairs rising to the first floor and internal access to a part-converted garage, providing versatile space with plumbing for utilities and additional storage. The first-floor accommodation comprises a spacious sitting/dining room with windows to both front and rear aspects, fitted shutters, air conditioning and built-in storage, offering ample space for both living and dining. The separate kitchen is fitted with a range of white gloss units with integrated appliances, including oven, microwave, fridge and slimline dishwasher, along with a four-ring electric hob and extractor. The double bedroom features fitted mirror-fronted wardrobes and access to a boarded loft space with ladder and lighting, while the stylish refitted shower room includes a modern white suite and vanity storage.



Outside, the property benefits from a small, low-maintenance courtyard garden with artificial lawn and gated access. To the front, there is a paved approach with canopy porch and decorative gravelled areas. The property also includes an allocated parking space located opposite, making this an ideal purchase for first-time buyers or investors alike. We have prepared a floor plan to show the room sizes and layout, some of the main features include:

Entrance Hallway

Front door leading into entrance hallway with stairs rising to the first floor. Door providing internal access to the garage.

First Floor Landing

Window to rear aspect allowing natural light. Doors leading to all first-floor accommodation.

Sitting Room/Dining Room

A spacious dual-aspect room with window to the front and two windows to the rear, all fitted with shutters. Wall-mounted air conditioning unit and built-in storage cupboard. Ample space for both living and dining furniture, with additional cupboard housing the hot water system and shelving.

Kitchen

Fitted with a range of white gloss wall and base units with worktops over. Window to front aspect. Integrated appliances include oven, microwave, fridge and slimline dishwasher, along with a four-ring electric hob and extractor hood. Sink and drainer, wall-mounted gas-fired boiler, panelled splash backs, plinth heater and wood effect vinyl flooring.

Bedroom

A good-sized double bedroom with window to rear aspect and fitted shutters. Built-in mirror-fronted wardrobes. Loft hatch providing access to boarded roof space with ladder and lighting.

Shower Room

Refitted and comprising a white suite including double shower cubicle, low-level WC and wash hand basin set within a vanity unit with cupboards and drawers beneath. Heated towel rail, window to front aspect, panelled splash backs and wood effect vinyl flooring.

Part Converted Garage/Utility Area

Part-converted garage providing a versatile space with plumbing for washing machine and tumble dryer. Wood effect flooring, power and lighting. Door to hallway and access through to additional storage area with further door leading to the parking area. Useful additional storage space beneath the stairs and further rear storage section accessed via the garage.



Outside

Paved pathway leading to canopy porch. Outside tap and gravelled areas with decorative slate chippings. To the rear there is an enclosed courtyard garden laid mainly to paving with an artificial lawn area and gated access. There is also an allocated parking space for one vehicle located opposite 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 (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. The gas fired boiler is located in the sitting room cupboard.

Local Authority

Cherwell District Council. Tax band A.

Viewing arrangements

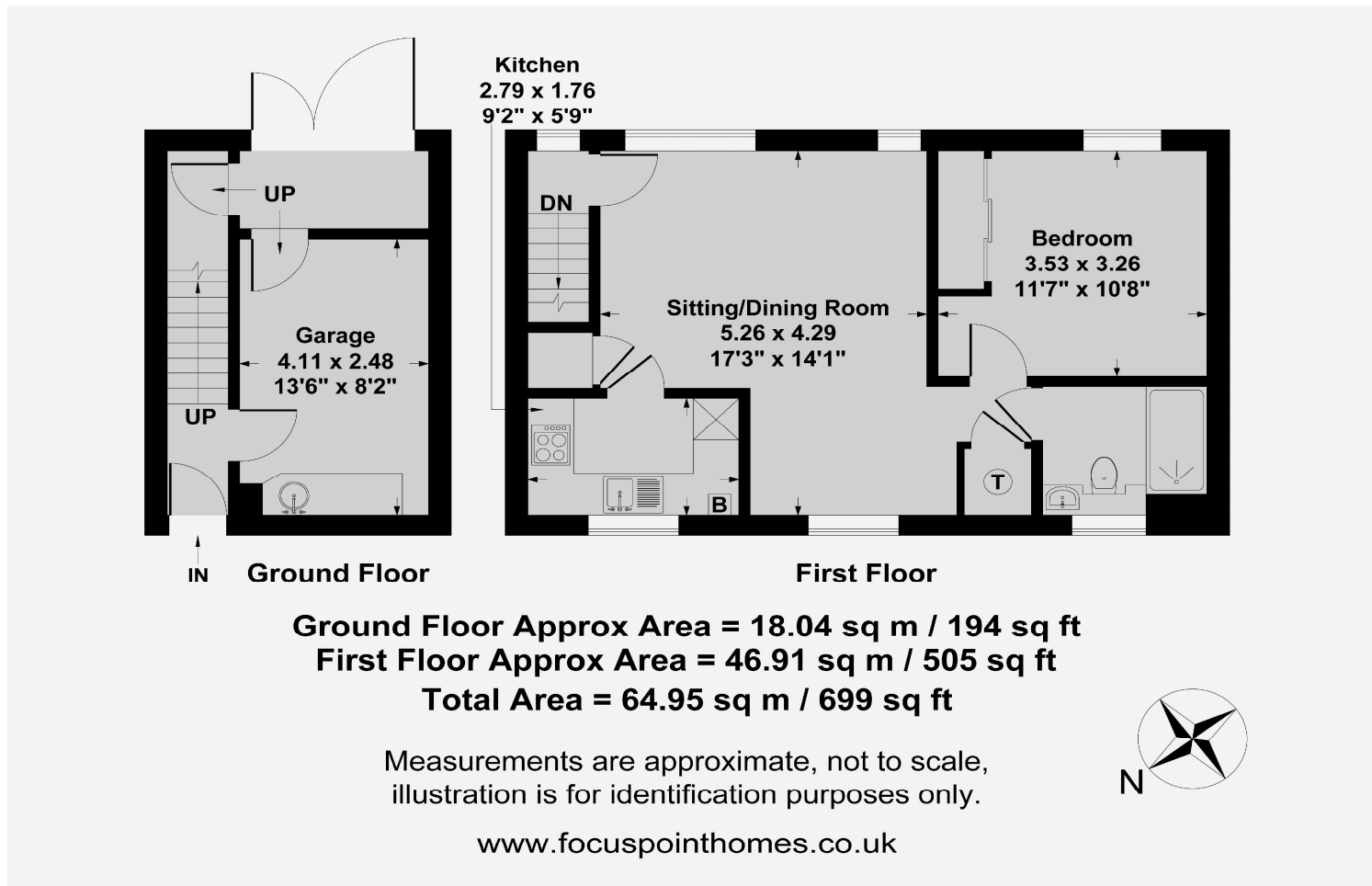
Strictly by prior arrangement with Round & Jackson.

Tenure

A freehold property.

Asking Price: £230,000





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	73 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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