30 Stratton Drive

Brackley



ROUND & JACKSON
ESTATE AGENTS





30 Stratton Drive

Brackley, Northamptonshire, NN13 6HE £240,000

A spacious two bedroom, semi-detached house with a single gargae and off road parking, pleasantly located within this quiet road, close to amenities and schooling. Available for sale with no onward chain.

The Property

30 Stratton Drive, Brackley is a spacious, two-bedroom, semi-detached house with a single garage and driveway. The property is pleasantly located in a quiet cul-de-sac and is within easy reach to amenities and schooling. The accommodation is arranged over two floors and is well laid out, with an entrance porch, sitting/dining room and kitchen on the ground floor. On the first floor, there is a central landing, a large double bedroom, a good-sized single bedroom and a family bathroom. Outside of the property to the front, there is a driveway which provides off road parking in front of the garage for one vehicle and a small lawned garden area with paved steps leading to the front door. To the rear, there is a good sized, south facing garden which is predominantly laid to lawn with a small patio seating area and gated side access.

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

Entrance Porch

Main door to the front and door leading to;

Sitting/Dining Room

A spacious reception room with ample space for both sitting and dining room furniture, window to the front aspect and a useful understairs storage cupboard. There is an open doorway which leads to the kitchen.

Kitchen

Located to the rear of the property, the kitchen is fitted with eye level cabinets with base units and drawers with work surfaces over and an inset sink and draining board. There is space and plumbing for a free standing washing machine, fridge/freezer and a single oven with a fitted extractor hood above, space for a small table and chairs and a window and door leading to the rear garden.

First Floor Landing

Doors to all first floor accommodation and hatch to the loft space.

Bedroom One

A double bedroom with a window to the front aspect.

Bedroom Two

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

Garage & Parking

A single garage with an up and over door with a driveway located directly in front which provides off road parking for one vehicle.

Outside

To the front of the property, there is a small lawned garden area with patio steps leading to the front door. The main area of garden is located to the rear and is south facing, predominantly laid to lawn with a small patio seating area and gated side access.

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.

Directions

From the Market Place Proceed southwards and bear right into the Banbury Road. Continue along the Banbury Road and at the second roundabout, take the third exit onto The Pavillons and then the first right hand turn into Cartwright Crescent. Proceed to take the first right hand turn into Stratton Drive where the property will be found after a short distance on your right hand side.

Situation

Brackley is a thriving and popular market town with a rich history. There is a charming town hall, and an extensive range of local businesses, including beauty salons, butchers, hairdressers, restaurants, cafeterias, leisure facilities and GP surgerys. Tesco, Waitrose, Sainsburys and Costa and all centrally located. Schooling is provided at Magdalen College senior school along with four junior schools, there is fee-paying independent schooling at Winchester House or nearby Beachborough in Westbury, Stowe School, or the Royal Latin Grammar school in Buckingham. Brackley is home to Mercedes, with further motorsport close by. The town is located in Northamptonshire, bordering both Oxfordshire and Buckinghamshire. Banbury is 11.6 miles to the NW, and Buckingham just 7.3 miles to the East. The M40 at Banbury (J11) is around 8 miles away and the nearest 18-hole golf course is in nearby Middleton Cheney that also offers the Chenderit senior school. Regular trains from Banbury providing access to Marylebone, London in around an hour, or Milton Keynes to Euston, London.

Services

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

Local Authority

West Northants District Council. Council tax band B.

Viewing arrangements

Strictly by prior arrangement with Round & Jackson.

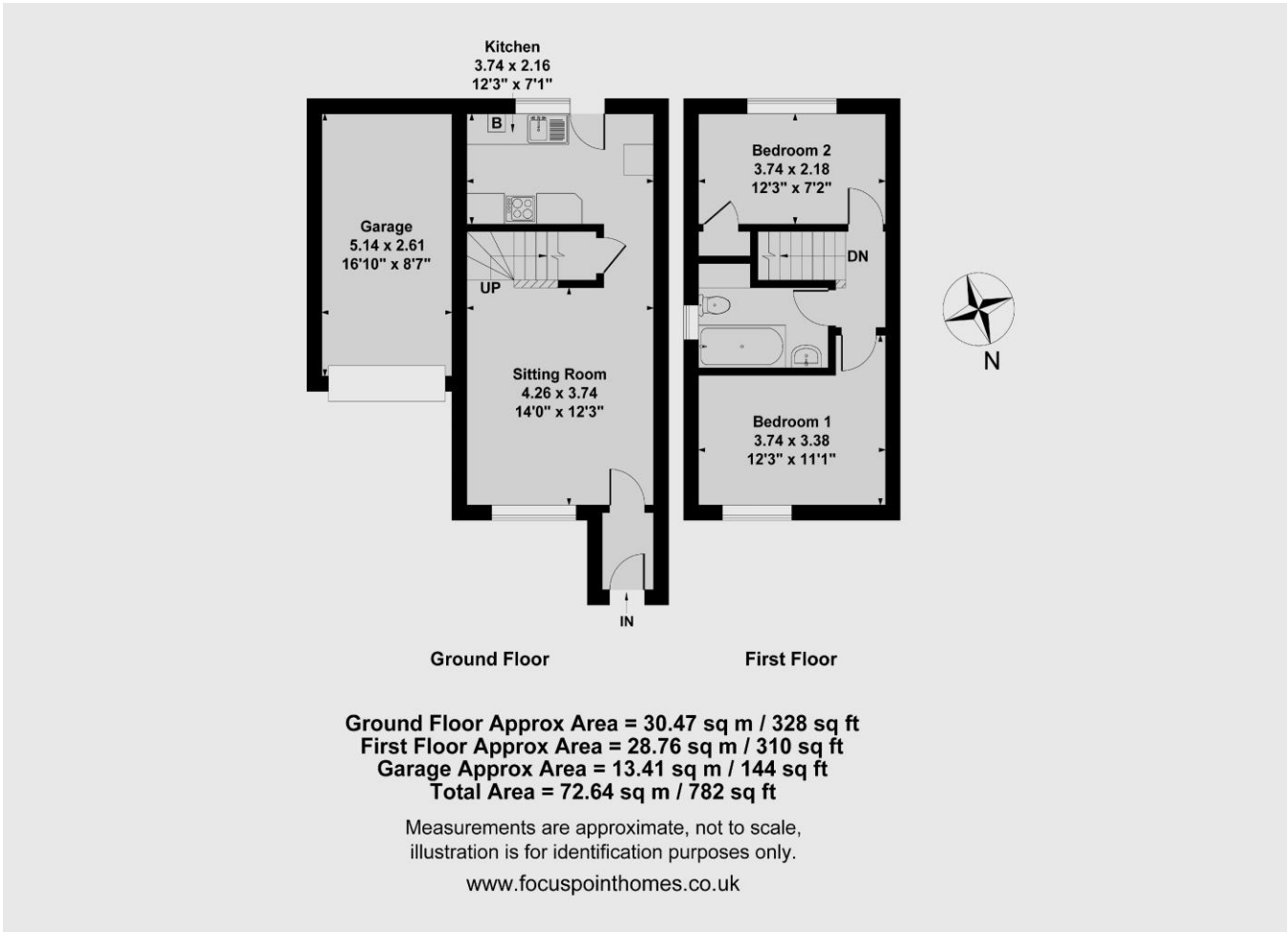
Tenure

A freehold property.









Ground Floor Approx Area = 30.47 sq m / 328 sq ft
First Floor Approx Area = 28.76 sq m / 310 sq ft
Garage Approx Area = 13.41 sq m / 144 sq ft
Total Area = 72.64 sq m / 782 sq ft

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

www.focuspointhomes.co.uk









The Office, Oxford Road, Banbury, Oxon, OX16 9XA
T: 01295 279953 E: office@roundandjackson.co.uk
www.roundandjackson.co.uk

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Property Misdescriptions Act 1991: The Agents have not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit the for the purpose. The buyer is advised to obtain verification from his or her professional buyer. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their solicitor. You are advised to check the availability of any property before travelling any distance to view.