



33 Sussex Drive
Banbury, Oxon, OX16 1UR



ROUND & JACKSON
ESTATE AGENTS





A well-presented three-bedroom end-of-terrace home with a generous garden and garage, situated within a popular and well-served development on the northern outskirts of town.

The property

Situated within the popular Hardwick area on the northern side of Banbury, this three-bedroom end-of-terrace home offers well-proportioned accommodation and is conveniently located close to schools, shops and amenities. The property is approached via a footpath leading to the front entrance, opening into a hallway with stairs rising to the first floor. To the front of the property is a sitting room, providing a comfortable living space, while to the rear there is a kitchen/diner with access out to the garden. On the first floor, there are three bedrooms along with a family bathroom. The accommodation would benefit from some general updating over time but is ready for immediate occupation. Outside, the property enjoys a good-sized rear garden which is predominantly laid to lawn and there is also a garage located in a nearby parking area. Overall, this is a practical family home in a well-established residential area, offering scope for improvement and conveniently positioned for everyday amenities.



Hallway

The property is entered via a front door into a hallway with stairs rising to the first floor and access to the Sitting room.

Sitting Room

A comfortable reception room positioned to the front of the property, featuring a box bay window allowing for good natural light, along with a useful built-in storage cupboard.

Kitchen/Dining Room

Located to the rear, the kitchen/diner is fitted with a range of units and incorporates a breakfast bar. There is space for appliances and a dining table and has access out to the rear garden.

First Floor Landing

Hatch to loft space and doors to all first floor accommodation.

Bedroom One

A double bedroom overlooking the front of the property, benefiting from fitted wardrobes providing useful storage.

Bedroom Two

A double bedroom overlooking the rear of the property, benefiting from fitted wardrobes providing useful storage.

Bedroom Three

A single bedroom, ideal as a child's room, study or home office.

Bathroom

Fitted with a suite comprising bath with shower over, wash hand basin and WC.

Outside

To the rear, there is a good-sized garden laid mainly to lawn with a patio area adjoining the house and a timber deck at the far end. There is also a small area of garden to the side. To the front, the property has a small lawned garden, and there is a garage located within a nearby parking area.



Situation

Banbury is a thriving, market town located just north of Oxford amidst beautiful rolling countryside. The town is steeped in history and is now a modern centre with a full range of shops, supermarkets, a cinema, restaurants and leisure facilities. Communication links are excellent with Junction 11 of the M40 situated approximately two miles north east. Banbury railway station is within walking distance and provides regular trains to all parts of the country with London and Birmingham a comfortable commute (London Marylebone from 57 minutes and Birmingham New Street from 44 minutes). Birmingham Airport is about 40 miles distant and Heathrow and Luton Airports are also within easy reach. The local area provides a range of primary and secondary schools. Local leisure retreats include The Light Banbury (1.5 miles), Soho Farm House (11 miles), Tadmorton Golf Club (5.6 miles) and Oxford Westgate (25 miles).

Directions

From Banbury town centre, proceed along Warwick Road and continue out of town for approximately 1¼ miles. After passing the Barley Mow public house, take the third exit at the next roundabout onto Highlands. Continue along Highlands and take the second turning on the right into Sussex Drive. After a short distance, take the second turning on the right into Romney Road, then bear right followed by left. Parking is available nearby. The property will be found on the left-hand side of the parking area. From there, follow the footpath leading to the front of the property.

Services

All mains services connected.

Local Authority

Cherwell District Council. Tax band C.

Viewing Arrangements

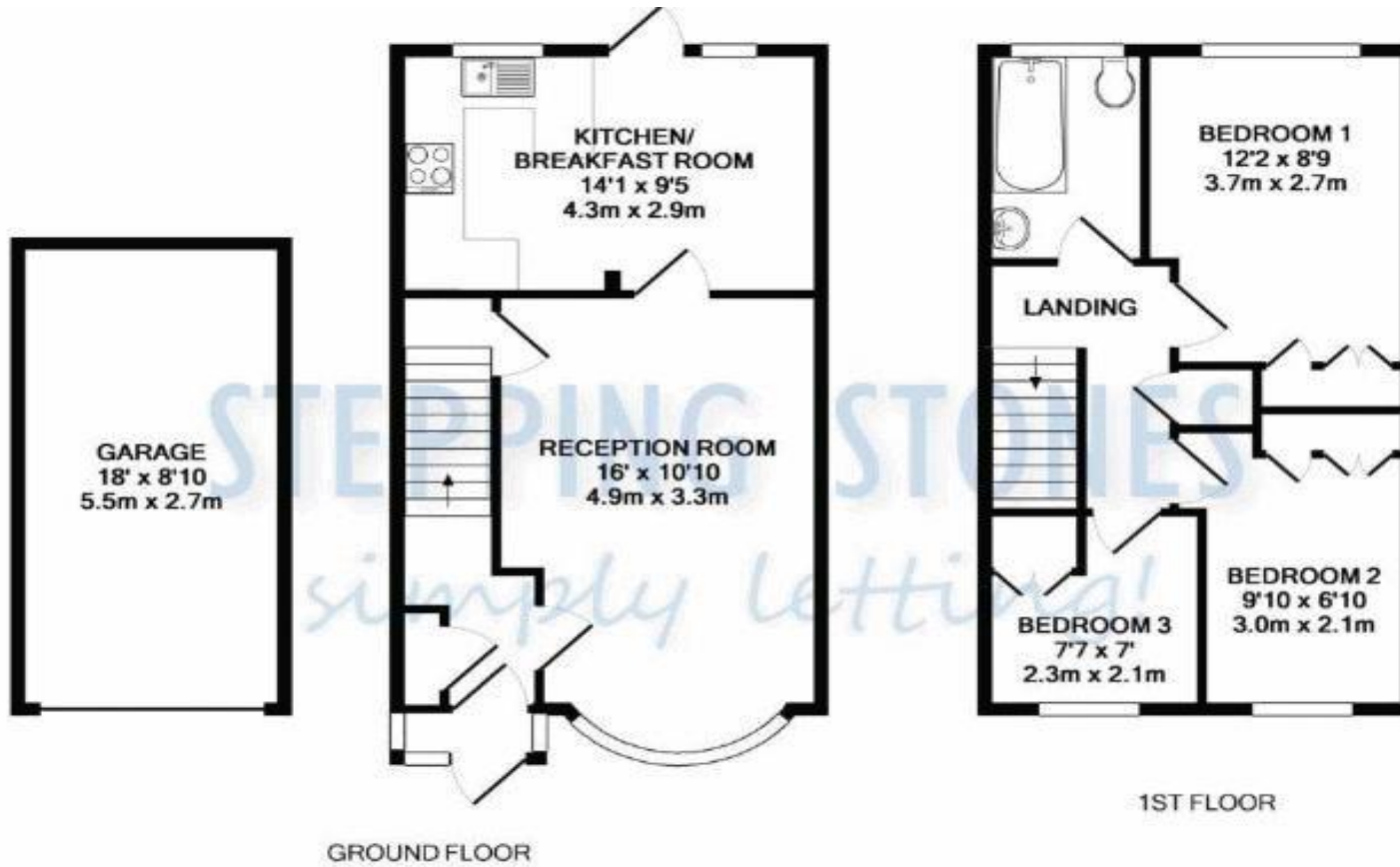
By prior arrangement with Round & Jackson

Tenure

A freehold property.

Asking Price: £269,950





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

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