

14 Bedford Close

Banbury

ROUND & JACKSON
ESTATE AGENTS





14 Bedford Close

Banbury, OX16 1PA

£140,000

A spacious and individual one-bedroom coach house situated in a quiet location. Offering versatile accommodation, excellent storage and allocated parking.

The Studio, 14 Bedford Close is an individual and surprisingly spacious one-bedroom coach house, pleasantly situated in a quiet location within Banbury, close to local schooling and amenities. Arranged over three levels, the property offers versatile accommodation, excellent storage facilities and an allocated parking space. On the ground floor, an entrance hallway has stairs rising to the first floor and access to a particularly useful large storage room with power, lighting and a window, which could also provide space for study. The first floor comprises a spacious sitting room with a wall-mounted gas fire, a further reception area and a modern refitted kitchen with integrated appliances. There is also a contemporary bathroom on this level. Stairs rise to the second floor where the loft conversion provides a spacious double bedroom with three Velux windows and useful low-level storage. Outside, there is a small, gated courtyard area with additional storage, together with further useful storage beneath the archway. To the rear of the property is one allocated parking space. We have prepared a floor plan to show the room sizes and layout. Some of the main features include:

Entrance Hallway

Entrance hallway with stairs rising to the first floor, oak-effect flooring and a door leading into the large ground-floor storage room.

Storage Room/Study

A particularly useful and spacious storage area with a window to the side aspect, power and lighting. This versatile space could also be used as a study or home-working area.

First Floor Landing

Landing area with a window to the rear and a door leading into the sitting room.

Sitting Room

A spacious first floor sitting room with a window to the rear and a wall-mounted gas fire. The room is semi-open to the kitchen and leads through to a further reception area.

Reception Area

An additional useful reception area with a window to the rear and built-in storage beneath the stairs. Stairs rise from here to the conversion second-floor loft and there is also a door leading into the bathroom.

Kitchen

A modern refitted kitchen with a range of grey high-gloss cabinets, worktops over and attractive white tiled splash backs. Integrated appliances include a washing machine, electric oven and microwave, together with a two-ring electric hob. Inset sink and drainer and space for a freestanding fridge/freezer. A cupboard houses the gas-fired boiler serving the hot water system. Two windows to the front aspect with fitted blinds and good-quality wood-effect flooring.

Bathroom

A modern first-floor bathroom fitted with a white suite comprising a paneled bath, WC and wash hand basin. Attractive tiled splash backs, heated towel rail, tile-effect flooring and a Velux window to the front aspect.

Bedroom
A spacious double bedroom forming part of the second-floor loft conversion. There are two Velux windows to the rear and a further Velux window to the front, providing plenty of natural light. There are various useful low-level storage options within the room. Please note that there is some restricted head height due to the nature of the loft conversion.

Front Courtyard and Parking
A small, gated courtyard area providing access to the property, with a useful storage cupboard with power connected. There is also a small, grass area immediately in front. One allocated parking space is situated to the rear of the property.

Additional Storage
Beneath the archway is a further well-sized built-in storage cupboard, together with an additional storage area where the current owner currently has three storage lockers.

Directions
From Banbury Cross proceed in a northerly direction along Horsefair (A361). At the crossroads, turn left on Warwick Road (B4100). Continue for approximately 1/2 mile and turn right at the roundabout onto Ruscote Ave. Take the first left onto Sinclair Ave and at the end of the road turn left onto Austin Drive. Continue and then turn left into Riley Drive and follow this road around to the right where Bedford Close will be found as the fourth turn on the right.

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.

Services
All mains' services connected.

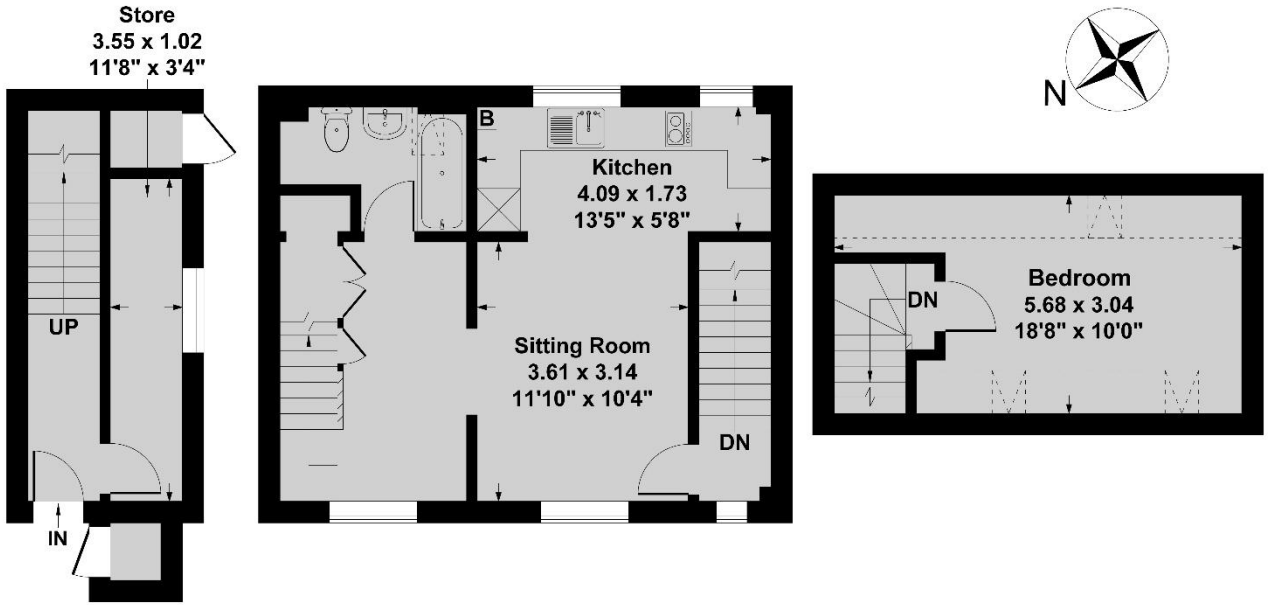
Local Authority
Cherwell District Council. Tax band A

Viewing arrangements
Strictly by prior arrangement with Round & Jackson









Ground Floor First Floor Second Floor

Ground Floor Approx Area = 12.47 sq m / 134 sq ft
First Floor Approx Area = 37.55 sq m / 404 sq ft
Second Floor Approx Area = 17.26 sq m / 186 sq ft
Total Area = 67.28 sq m / 724 sq ft

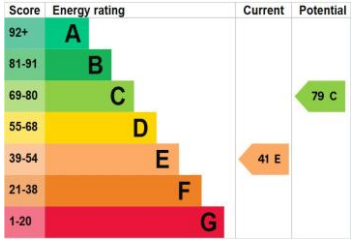
Measurements are approximate, not to scale,
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www.focuspointhomes.co.uk









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

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