

# 4 Ruscote Square

Banbury



**ROUND & JACKSON**  
ESTATE AGENTS



# 4 Ruscote Square

Banbury, Oxon, OX16 2NR

£240,000

A three bedroom terraced house with a large rear garden, off road parking. The property is located approximately one mile from the town centre and is close to shops and schools. Available for sale with no onward chain.

## The Property

4 Ruscote Square, Banbury is a three-bedroom, terraced property which is conveniently located in a cul-de-sac close to a wide range of amenities and just a mile from the town centre. The property has accommodation arranged over two floors with an entrance hallway, sitting room, kitchen/dining room and utility area on the ground floor. On the first floor there is a central landing, three bedrooms and a modern family bathroom. Outside of the property to the front there is a gravelled garden area and a path leading to the front door. To the rear there is a superb garden which extends to approximately 120 feet in length and is predominantly laid to lawn with a large patio seating area adjoining the house and to the rear of the garden.

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

## Entrance Hallway

With stairs rising to the first floor and door leading to;

## Sitting Room

A spacious living room with a central electric fire place, a bay window to the front aspect and door leading to the;

## Kitchen/Dining Room

Fitted with a range of eye level shaker style cabinets with base units and drawers and work surfaces over, a one and a half bowl sink and draining board. There is an integrated dishwasher and a double oven with a four ring electric hob above and extractor hood over. There is a useful understairs storage cupboard, a window to the rear aspect, doorway to the utility area and ample space for dining furniture.

## Utility Area

Space and plumbing for a free standing washing machine, a fitted work surface and base unit. Window and door leading to the rear garden.

## First Floor Landing

With doors to all first floor accommodation and hatch to the loft space.

## Bedroom One

A spacious double bedroom with a window to the front aspect.

## Bedroom Two

A double bedroom with a window to the rear aspect.

## Bedroom Three

A good sized single bedroom with a window to the front aspect.

## Family Shower Room

Fitted with a modern suite comprising a shower cubicle, vanity unit, W.C., floor to ceiling attractive tiled and a window to the rear aspect.



### Outside

To the front of the property there is a gravelled garden area with a paved pathway leading to the front door. The main area of garden is located to the rear and extends to approximately 120 feet in length. There is a large patio seating area adjoining the property with steps leading up to a large lawned area and a paved sun trap to the rear of the garden.

### Directions

From Banbury Cross proceed north via North Bar Street then turn left into the Warwick Road. Continue past the police station and take the second right hand turn into Neithrop Avenue. Continue to the end of the road and turn left into Ruscote Avenue where and after a short distance take the first left into Ruscote Square. The property will be found after a short distance on your left hand side.

### 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 the town and many places of historical interest are within easy reach.

### Services

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

### Local Authority

Cherwell District Council. Tax band B.

### Viewing Arrangements

By prior arrangement with Round & Jackson.

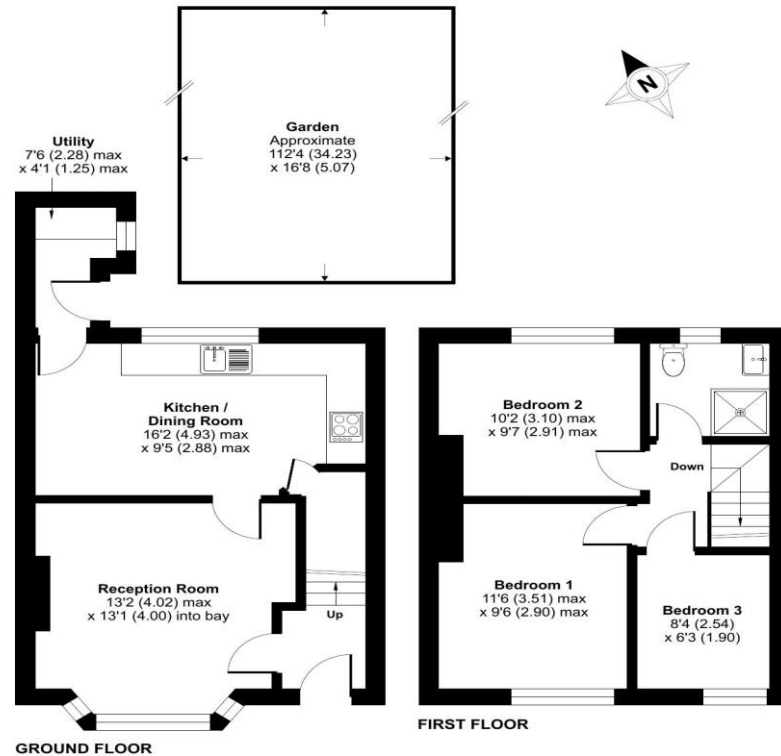
### Tenure

A freehold property.



## Ruscote Square, Banbury, OX16

Approximate Area = 755 sq ft / 70.1 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © ncheccom 2026. Produced for Round & Jackson Estate Agents. REF: 1439340



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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