

14 Dexter Close
Banbury





14 Dexter Close

£249,950

Banbury, Oxfordshire, OX16 9BL

A very well presented three bedroom Town House with garage and parking, all three bedrooms are on the top floor, situated on a no through road close to the hospital and town centre.

Very well presented, close to the Hospital and Town Centre, large entrance porch/cloak room, larger than average garage, downstairs cloakroom, utility room, large conservatory (with underfloor heating) three bedrooms, family bathroom, gas central heating, low maintenance modern garden with artificial lawn.

The property

14 Dexter close Banbury is a very well presented three bedroom town house conveniently located within walking distance of the Hospital and town centre. The accommodation is arranged over three floors and has been improved to include a modern kitchen and a spacious well-designed conservatory. There is the convenience of a utility room and cloakroom on the ground floor. The bedroom accommodation is arranged across the second floor making it ideal for family living.

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

Entrance Porch

A spacious porch with plenty of room for a child's buggy or bicycles, wall mounted cupboards, a tiled floor and door leading onto the hallway.

Entrance Hallway

Stairs rising to the first floor, doors leading to the garage, utility and WC. Tiled flooring throughout.

Utility room

Plumbing for a washing machine, a good space offering more storage options.

Cloakroom/WC

White suite comprising a WC and a wash hand basin, tiled flooring, window to the front.

First Floor Landing

Doors leading onto the sitting room and kitchen.

Sitting Room

A pleasant room with large window to the front with views over Banbury, sliding patio door leading to the conservatory.

Conservatory

A large conservatory covering the full width of the house providing plenty of room for a dining table and sitting area. Added benefit of electric underfloor heating making this a usable room throughout the year.

Kitchen

Fitted with a range of modern eye level cabinets and base units with work surfaces over. Space for a free standing cooker with gas point. Stainless steel sink with mixer tap. Tiled flooring throughout, cupboard housing the gas boiler.

Second Floor Landing

Doors leading to the three bedrooms and family bathroom. Hatch providing access to the loft area which is partly boarded.

Bedroom One

A double room with built in wardrobes and a window to the front.

Bedroom Two

A double room with a window to the rear.

Bedroom Three

A good sized single room with built in wardrobe and cupboard, window to the front.

Family Bathroom

Fitted with a modern suite comprising a 'P' shaped panelled bath with mixer shower above, WC and a wash hand basin. Large heated towel rail, tiled splashbacks, airing cupboard, lino flooring and window to the rear.

Garage and parking

A larger than average garage with a painted floor, door leading onto the ground floor hallway. Up and over door from the driveway which provides parking for one car. Electricity and gas meters on the far wall.

Garden

To the rear there is a well thought out garden with artificial lawn and patio area providing a lovely secluded space in which to relax.

Directions

From Banbury town centre follow the Oxford Road in a southerly direction towards the Hospital. Take the first left turn just past the Hospital into Hightown Road, follow this road for around 400 metres and then turn left into Valley Road.

Dexter Close is the second turning on the right and number 14 can be found at the bottom of the cul-de-sac on the right. Please look for our for sale board outside.

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 B.

Tenure

A freehold property.

Viewing Arrangements

By Prior arrangement with Round & Jackson.

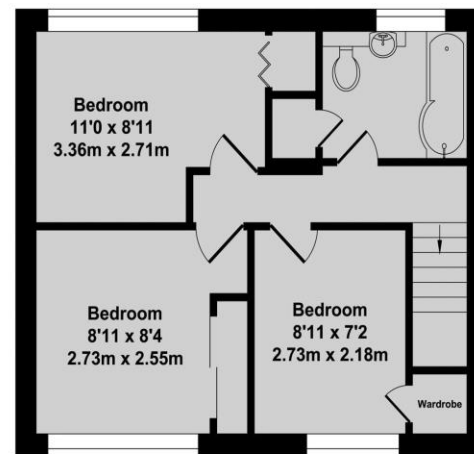
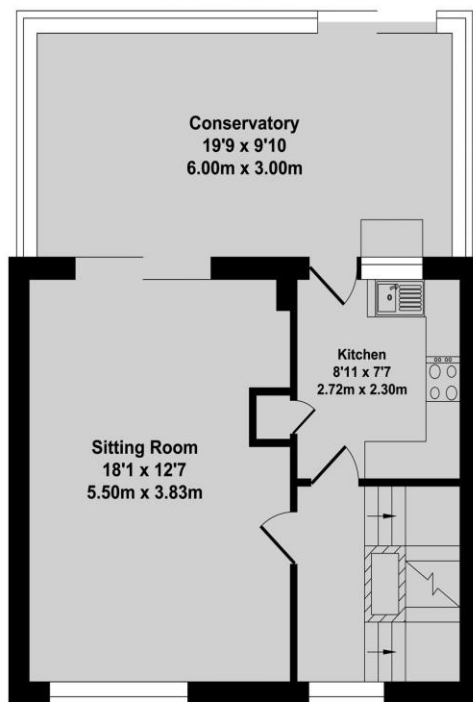
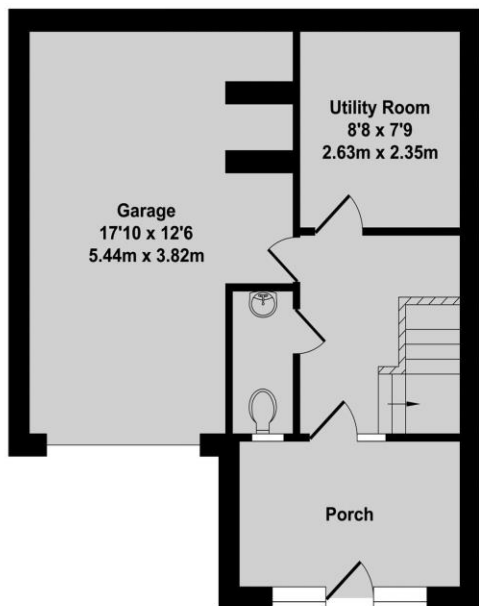


To view this property call Round & Jackson on **01295 279953**

Ground Floor
Approx. Floor
Area 438 Sq.Ft.
(40.70 Sq.M.)

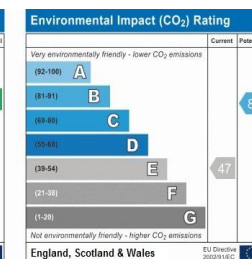
First Floor
Approx. Floor
Area 583 Sq.Ft.
(54.16 Sq.M.)

Second Floor
Approx. Floor
Area 367 Sq.Ft.
(34.06 Sq.M.)



Total Approx. Floor Area 1388 Sq.Ft. (128.92 Sq.M.)

All items illustrated on this plan are included in the "Total Approx Floor Area"



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