



5 Usher Drive
Banbury



ROUND & JACKSON
ESTATE AGENTS

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5 Usher Drive

Banbury, OX16 1AG

£299,995

A well presented, three bedroom semi-detached family home, of stone construction with a garage and parking and located on the popular Hanwell Fields development on the northern side of town.

The Property

5 Usher Drive, Banbury is a well presented, three bedroom, stone-built, semi-detached family home with a private rear garden, garage and parking. The property comes to market with no onward chain. The property has new carpets and has undergone redecoration and is ready for a new owner. The living accommodation is arranged over two floors and is well laid out. On the ground floor there is a spacious hallway, W.C, sitting room and kitchen diner. On the first floor there is a landing, three bedrooms (en-suite to main bedroom) and a family bathroom. Outside there is a private rear garden and a single garage with parking for one vehicle in-front. We have prepared a floor plan to show the room sizes and layout, some of the main features include:

Entrance Hallway

A spacious hallway with stairs rising to the first floor and doors leading to the ground floor rooms.

W.C

A large W.C which is fitted with a white suite comprising a toilet and hand basin with attractive tiled splash backs.

Sitting Room

A spacious, bright and airy sitting room with two windows to the front aspect and French doors leading into the garden. There is a central composite fireplace with a coal effect fire fitted.

Kitchen Diner

Fitted with a range of slab fronted, modern cabinets with worktops over and attractive tiled splash backs with inset sink. There is an integrated electric oven, a four ring gas hob and an extractor hood is fitted. There is a free-standing washing machine and a dishwasher that will remain, and there is space for a fridge. There is space for a table and chairs and dual aspect windows to the front and rear. The floor area is tiled throughout and there is a wall mounted Icos gas fired boiler fitted for the heating and hot water system.

First Floor Landing

A very bright landing with a window to the rear aspect and doors leading into the first floor rooms. There is a built-in cupboard which houses the hot water tank and has a shelf above.

Bedroom One

A large double bedroom with two windows to the rear aspect, a fitted wardrobe and a door leading into the en-suite. The en-suite is fitted with a white suite comprising a shower cubicle, a toilet and a wash basin. There is a window to the front aspect, tiled flooring and attractive white tiled splash backs.

Bedroom Two

A double bedroom with a window to the rear aspect.

Bedroom Three

A single bedroom with a window to the front aspect.



Family Bathroom

Fitted with a white suite comprising a panelled bath, with shower over, a toilet and wash basin. There are attractive tiled splash backs, tiled flooring and there is a window to the front aspect.

Garage

A single garage with power and lighting. There is an up-and-over door leading onto a gravelled driveway and there is a pedestrian door leading into the rear garden.

Outside

To the rear of the property there is a private, lawned garden with established bushes and a paved pathway across the rear of the property and an outside tap. There is gated access to the driveway and a door leading into the garage. To the front of the property there is shrub borders and a canopy porch above the front door.

Directions

From Banbury Cross proceed in a northerly direction via Horsefair and North Bar Street. At the traffic light controlled cross roads, turn left on the Warwick Road, B4100. Follow this road towards the outskirts of the town and at the fifth roundabout turn right onto Dukes Meadow Drive. Take the first right at the roundabout onto Usher Drive where Number 5 will be found immediately 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 (55 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. Hanwell Fields is an established and popular modern development which is located on the northern outskirts of the town. There are many amenities close by which include primary and secondary schooling, The Hanwell Arms public house, a Co-Op mini supermarket and an Indian restaurant. There is also a large parkland area which has some lovely views and walks.

Services

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

Local Authority

Cherwell District Council. Tax band C.

Tenure

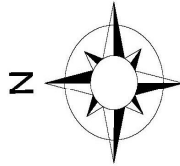
A Freehold property

Viewing arrangements

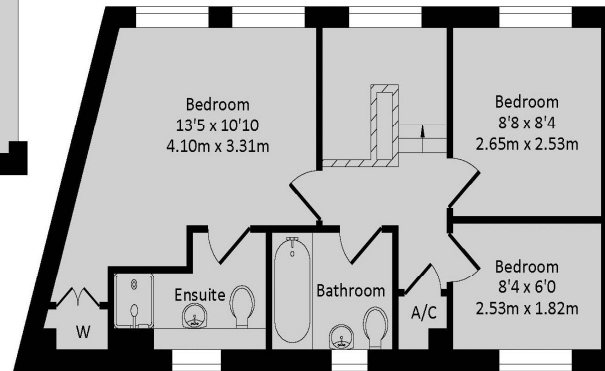
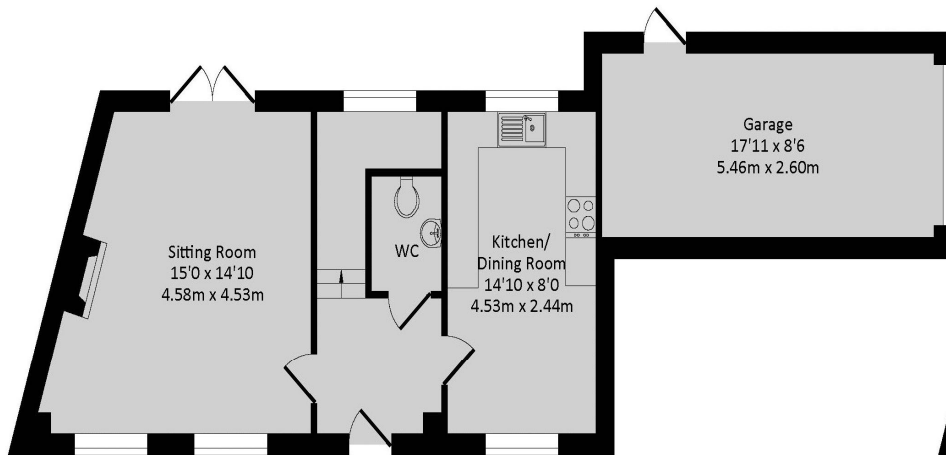
Strictly by prior arrangement with Round & Jackson



Ground Floor
Approx. Floor
Area 575 Sq.Ft.
(53.40 Sq.M.)



First Floor
Approx. Floor
Area 420 Sq.Ft.
(39.0 Sq.M.)



Total Approx. Floor Area 995 Sq.Ft. (92.40 Sq.M.)

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

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 no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The Services Systems and appliance shown have not been tested and no guarantee as to their operability or efficiency can be given.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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