



Bramber Close
Banbury



ROUND & JACKSON
ESTATE AGENTS



18 Bramber Close

Banbury, OX16 0XF

£280,000

A three bedroom home, beautifully presented and updated throughout with accommodation including a modern fitted kitchen/dining room, a smart bathroom, an enclosed rear garden and a communal green area to the front.

The Property

18 Bramber Close is a superb example of a property of this type. It is positioned off a small communal green creating a pleasant neighbourhood feel. The property has been thoughtfully modernised throughout to provide a high standard of accommodation. There is an entrance hall, ground floor W.C, an updated kitchen/dining room, a refurbished sitting room with patio doors to the garden, a first floor landing, three bedrooms and a family bathroom. The rear garden is well maintained and includes a brick built shed. The property is fitted with gas central heating and double glazing.

Entrance Hall

With a UPVC door to the front, stairs to the first floor, recess for storage, doors to;

Cloakroom

Well appointed with a modern white WC and hand basin, tiled walls, tiled flooring, obscure glazed window to front.

Kitchen / Dining Room

A superb and spacious fitted kitchen with a range of white gloss fronted cabinets with wood effect work surfaces and tiled splashbacks, space and plumbing for appliances, space for dining furniture, oak effect vinyl plank flooring, window to the front.

Sitting Room

A stylishly decorated room with the benefit of internal insulation and acoustic proof ceiling, wood laminate flooring, patio door and a window to the rear garden, built in storage cupboard.

First Floor Landing

Hatch to loft space, built in airing cupboard and separate storage cupboard, wood laminate flooring, doors to:

Bedroom One

A spacious double bedroom with a built in wardrobe, wood laminate flooring, window to the rear.

Bedroom Two

A spacious double bedroom with a built in wardrobe, wood laminate flooring, window to the front.

Bedroom Three

A single bedroom currently used as a study, wood laminate flooring, window to the rear.

Bathroom

Fitted with a white suite comprising a bath with a shower over, WC and wash basin, tiled walls and tiled floor, obscure glazed window to the front.

Garden

To the rear of the house there is a well-tended and enclosed garden with a covered decking area adjacent to house, ideal for entertaining with light and power connected. The remainder of the garden is mainly lawn with flowers and shrubs and a path to the rear gate and useful brick built shed. There is also a well-maintained front garden, largely laid to lawn with flowers and shrubs, a rockery area and a canopy porch over the front door.

Directions

From Banbury Cross proceed in a northerly direction via North Bar street and turn left at the cross roads traffic lights into the Warwick road. Continue for approximately one and a half miles passing over two roundabouts and at the traffic lights at the Barley Mow Public house turn left onto the Stratford Road. Take the next left hand turn into Bretch Hill and then the third road on the left which is Bramber Close. Continue to the end of the road and park on the right where the property will be found facing the green on the left hand side.

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 complex, restaurants and leisure facilities. Communication links are excellent with Junction 11 of the M40 situated approximately two miles north east. Banbury railway station 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. There is a local supermarket a short walk from the property. The local area provides a range of primary and secondary schools; with NOA and Hanwell Fields Academy both only a mile away.

Services

All mains services connected.

Local Authority

Cherwell District Council. Tax band B.

Viewing Arrangements

By prior arrangement with Round & Jackson.

Tenure

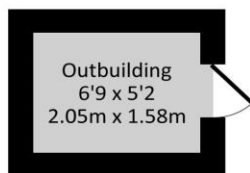
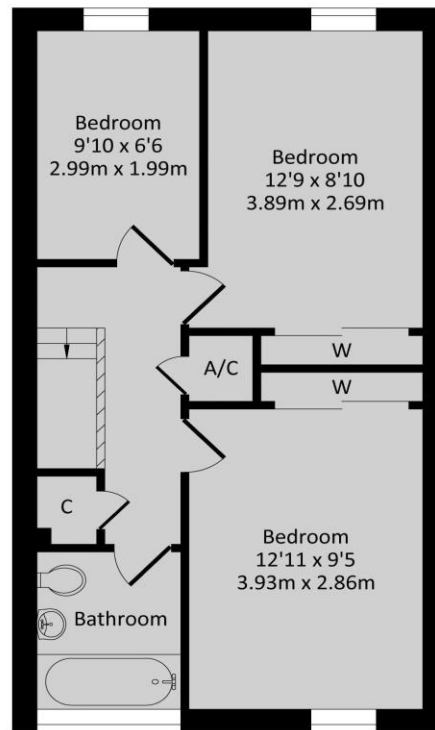
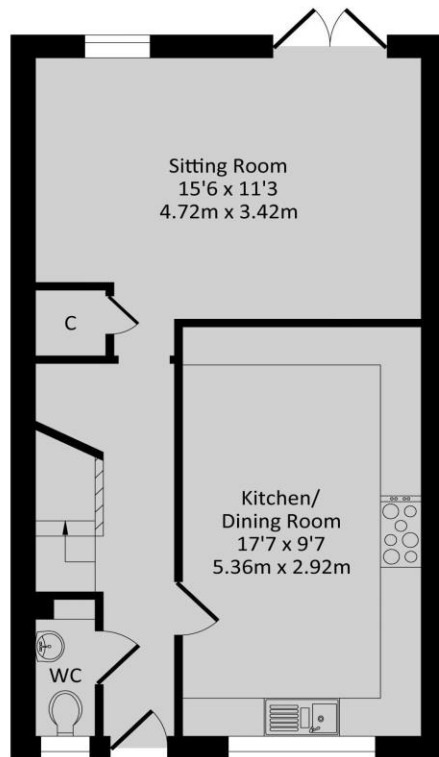
A freehold property.



Outbuilding
Approx. Floor
Area 34 Sq.Ft.
(3.20 Sq.M.)

Ground Floor
Approx. Floor
Area 451 Sq.Ft.
(41.90 Sq.M.)

First Floor
Approx. Floor
Area 451 Sq.Ft.
(41.90 Sq.M.)



Total Approx. Floor Area 936 Sq.Ft. (87.0 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		86 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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