



Canterbury Close
Banbury



ROUND & JACKSON
ESTATE AGENTS



37 Canterbury Close

Banbury, Oxon, OX16 4FE

£325,000

A well presented three bedroom, semi-detached family home with integral garage and off road car parking. Located within easy reach of the train station, M40, amenities and the town centre.

The Property

37 Canterbury Close, Banbury is a well presented house which is located close on this popular residential area on the eastern side of town. The property has well thought out accommodation which is arranged over two floors. On the ground floor there is an entrance hallway, a spacious sitting room, dining room, kitchen and conservatory. On the first floor there is a family shower room and three bedrooms. Outside the property at the front is a artificial lawned garden area next, off road car parking for two vehicles in front of the single garage. To the rear there is a low maintenance, enclosed garden.

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

Entrance Hallway

Stairs rising to the first floor and door to the sitting room.

Sitting Room

A spacious reception room with an attractive box bay window to the front aspect and double doors to the dining room.

Dining Room

Used as a home office by the current owners. Double doors to the conservatory and doorway to the kitchen.

Conservatory

A small conservatory with tiled flooring and door to the rear garden.

Kitchen

Fitted with a range of modern eye level cabinets and base units and drawers with work surfaces over. There is an inset sink and draining board, integrated slimline dishwasher, single oven and microwave, four ring gas hob with extractor hood over. There is a useful understairs storage cupboard and a door to the side of the property to give access to the rear garden.

First Floor Landing

Window to the side aspect, doors to all first floor accommodation, airing cupboard and loft to hatch space.

Shower Room

Fitted with a white suite comprising a double shower cubicle, a toilet and vanity unit. There are tiled splash backs, wall mounted heated towel rail and a window to the rear aspect.

Bedroom One

A double bedroom with fitted double wardrobes and a window to the front aspect.

Bedroom Two

A good sized bedroom with fitted double wardrobes. Window to the rear aspect.

Bedroom Three

A single bedroom with a window to the front aspect.



Garage

A single garage with up and over door to the front, a personal door to the rear. Power and lighting connected.

Outside

To the front of the property there is driveway parking for two vehicles in front of the single garage, a pathway leading to the front door and an area of garden with an artificial lawn. To the rear there is an enclosed and private garden with a patio seating area adjoining the property.

Directions

From Banbury town centre proceed in an easterly direction along the Middleton Road. Continue to the end of this road and take the third exit at the roundabout on to Ermont Way. At the roundabout take the third exit on to Overthorpe Road then the first right into Westminster way. Take the second right for Canterbury Close.

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. The gas fired combination boiler is located in the attic.

Local Authority

Cherwell District Council. Tax band C.

Viewing arrangements

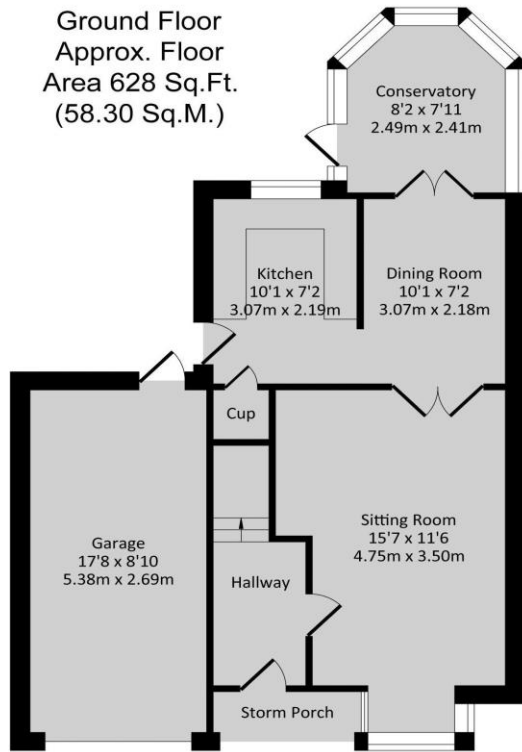
Strictly by prior arrangement with Round & Jackson.

Tenure

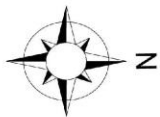
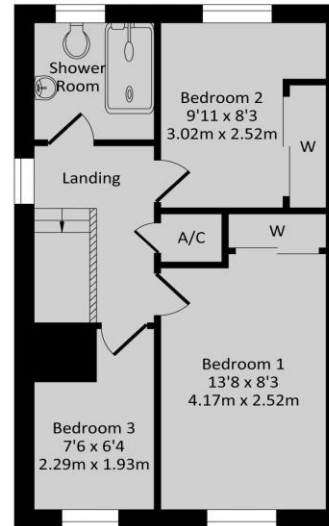
A freehold property.



Ground Floor
Approx. Floor
Area 628 Sq.Ft.
(58.30 Sq.M.)



First Floor
Approx. Floor
Area 361 Sq.Ft.
(33.60 Sq.M.)



Total Approx. Floor Area 989 Sq.Ft. (91.90 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	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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



ROUND & JACKSON
ESTATE AGENTS

Property Misdescriptions Act 1991: The Agents have not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her professional buyer. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their solicitor. You are advised to check the availability of any property before travelling any distance to view.