



Hearthway  
Banbury



ROUND & JACKSON  
ESTATE AGENTS



# 11 Hearthway

Banbury, Oxon, OX16 1QL

£250,000

A superb and well presented two bedroom house with spacious accommodation located on the northern side of town close to all amenities.

## The Property

11 Hearthway, Banbury is an incredibly spacious and very well presented two bedroom house. The property is located on the northern outskirts of Banbury and is ideally placed with all daily amenities close by including a wide range of local shops and both primary and secondary schools. On the ground floor the hallway leads onto a smart modern kitchen and a large open plan sitting/dining room at the rear. On the first floor there are two large double bedrooms and modern family bathroom which has been refitted in recent years by the current owners. With some clever planning it may be possible to reconfigure the first floor layout to create a third bedroom.

A floorplan has been prepared to show the room sizes and layout.

Some of the main features include:

## Entrance Hallway

A spacious hallway with a large store cupboard, understairs storage cupboard and stairs rising to the first floor with a window to the front aspect.

## Sitting/Dining Room

A very spacious and light room located to the rear with double doors and two windows to the garden.

## Kitchen

Fitted with a range of cabinets and base units and drawers with work surfaces over, inset sink and draining board and modern tiled splashbacks. There is space and plumbing for a washing machine, fridge/freezer, free standing oven with extractor hood above. There is a window to the front aspect and doors to the entrance hallway and sitting room.

## First Floor Landing

With a hatch to the loft space, airing cupboard which houses the boiler and doors to all first floor accommodation.

## Bedroom One

A spacious double room with a window to the rear aspect.

## Bedroom Two

A double bedroom with a fitted double wardrobe, with ample space for furniture and a window to the rear.

## Family Bathroom

A modern bathroom which has been re-fitted by the current owners in recent years. The white suite comprises a P shape bath with mixer shower and rainfall shower over, a W.C and a wash hand basin. There are two windows to the front aspect and attractive tiled splashbacks.

### Outside

To the front there is a lawned garden with a pathway leading to the front door. It may be possible to create off road parking at the front by dropping the curb. Approval from the local authority would need to be granted. At the rear there is a private garden with a patio and gravelled seating area with a small lawn. Within the garden there is a large shed and there is gated access to the side.

### Directions

From Banbury town centre proceed on the Warwick Road. Turn right at the second roundabout onto Ruscot Avenue and continue to the roundabout and turn left into Longelandes Way. Follow this road to the mini roundabout and turn right into Highlands. Take the first left into Forgeway then left again into Hearthway where the property will be found after a short distance on your left.

### 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.

### Viewing arrangements

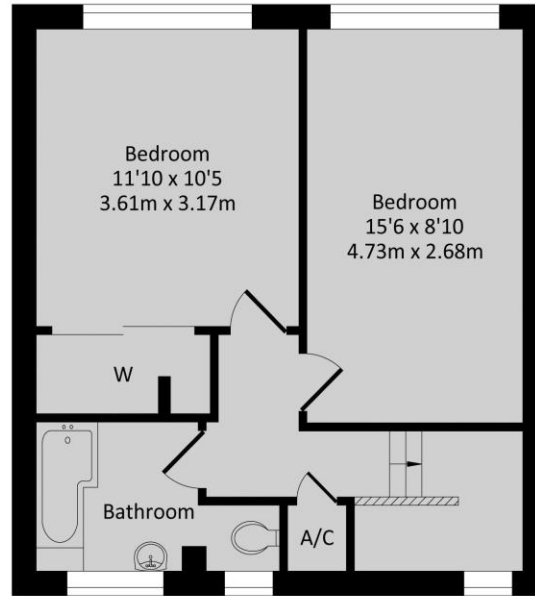
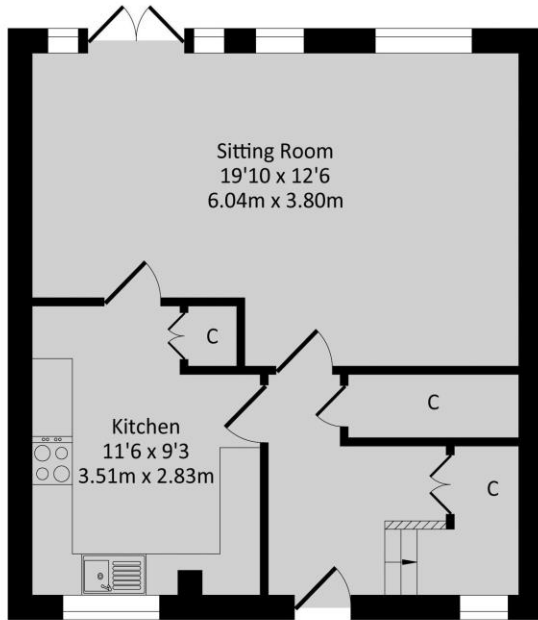
Strictly by prior arrangement with Round & Jackson



Ground Floor  
 Approx. Floor  
 Area 427 Sq.Ft.  
 (39.70 Sq.M.)



First Floor  
 Approx. Floor  
 Area 427 Sq.Ft.  
 (39.70 Sq.M.)



Total Approx. Floor Area 854 Sq.Ft. (79.40 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	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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