



1Foxwood Close

Banbury, Oxfordshire, OX16 9ER



ROUND & JACKSON  
ESTATE AGENTS





A beautifully presented two bedroom bungalow with a private rear garden, located within the sought after Timms Estate, close to Salt Way bridle path and a wide range of amenities.

#### The property

1 Foxwood Close, Banbury is a beautifully presented, two bedroom bungalow which is pleasantly located on the edge of the sought after Timms Estate on the south side of town. The property is located close to Salt Way bridle path, giving easy access into Bodicote village and some lovely countryside walks. The entrance hallway gives access to the sitting room, two double bedrooms a modern shower room, a re-fitted kitchen and a conservatory. There is a private garden to the rear and to the front and side there is a large lawned garden, a driveway and single garage.

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

#### Hallway

A central hallway with wood flooring, a hatch to the loft space, an airing cupboard and doors to all accommodation.

#### Sitting Room

A spacious room with a large window to the front, wood flooring and a central fireplace.

#### Kitchen

Fitted with modern eye level cabinets and base units and drawers with work surface over. inset sink and draining board, four ring hob with oven beneath, space for a washing machine and fridge/freezer. Window to the front and a door to the conservatory.

#### Conservatory

A lovely additional room ideal for relaxing or dining with double doors onto the garden.

#### Bedroom One

A double room with a window to the rear.

#### Bedroom Two

A double room with wood flooring and a window to the front.

#### Shower Room

Recently re-fitted to a high standard with a double shower cubicle, a wash hand basin and low level W.C. Attractive modern tiling, heated towel rail, window to the front.

#### Outside

To the front and side of the property there is a large lawn with a pathway to the front door. There is also a driveway and single garage. To the rear there is a low maintenance garden with a gate to the front.

#### Garage

A single garage with an up and over door to the front and a personal door to the garden.



### 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 the Town and many places of historical interest are within easy reach.

### Directions

From Banbury Cross proceed via South Bar and into the Oxford Road. Continue for approximately half of a mile, past Sainsbury's supermarket then turn right into Grange Road. Continue and take the left hand turn into Timms Road then the first right into Elmscote Road. Follow this road to the end and continue straight ahead into Foxwood Close where the property will be found immediately on your left hand side

### Services

All mains services connected.

### Local Authority

Cherwell District Council. Tax band C.

### Viewing Arrangements

Strictly by prior arrangement with Round & Jackson.

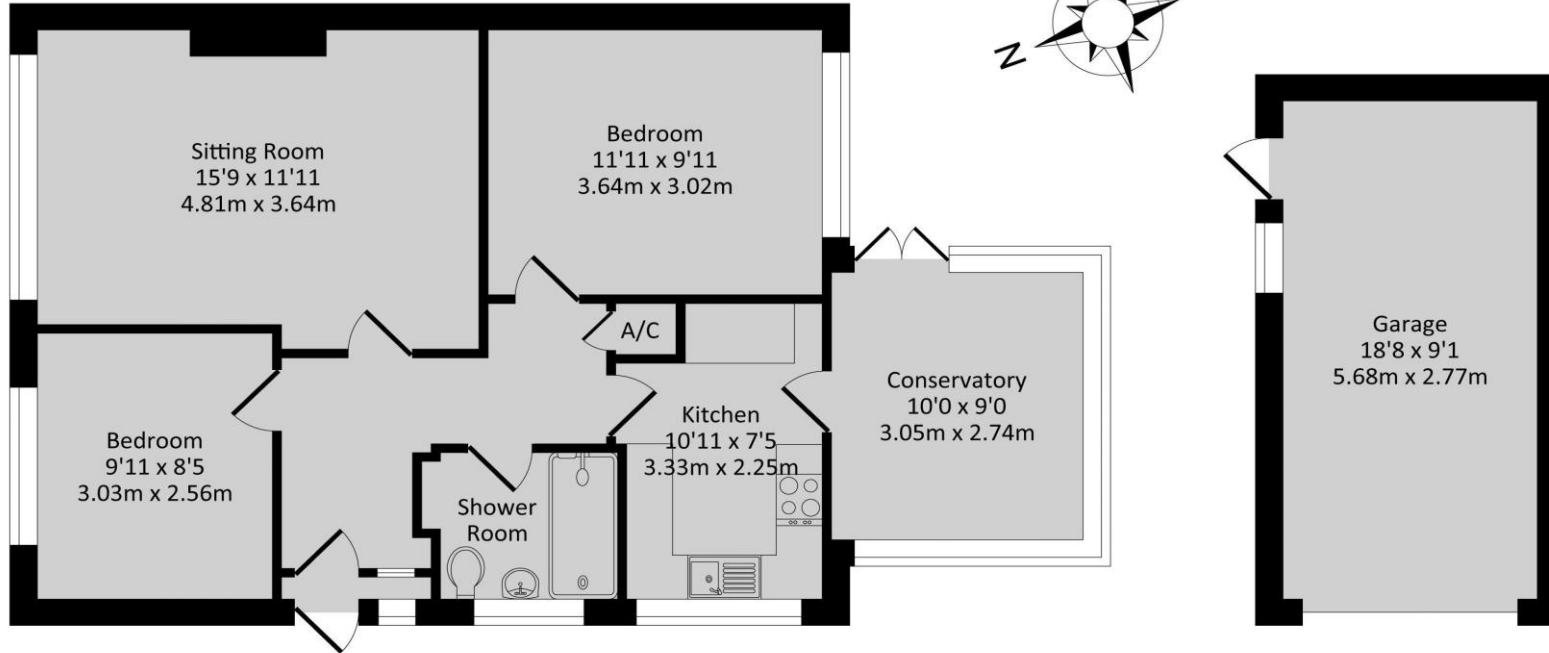
### Tenure

A freehold property.



Ground Floor  
 Approx. Floor  
 Area 691 Sq.Ft.  
 (64.20 Sq.M.)

Garage  
 Approx. Floor  
 Area 169 Sq.Ft.  
 (15.70 Sq.M.)



**Total Approx. Floor Area 860 Sq.Ft. (79.90 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		87 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**IMPORTANT NOTE TO PURCHASERS:** We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.

Banbury - The Office, Oxford Road, Banbury, Oxon, OX16 9XA

T: 01295 279953 E: office@roundandjackson.co.uk

Bloxham – High Street, Bloxham, Oxon, OX15 4LU

T: 01295 720683 E: office@roundandjackson.co.uk

[www.roundandjackson.co.uk](http://www.roundandjackson.co.uk)

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