



13 Coppice Close
Banbury | OX16 9SW



ROUND & JACKSON
ESTATE AGENTS

A well presented, semi detached chalet bungalow with flexible accommodation with a garden and driveway, located within this quiet and popular area.

CUL DE SAC LOCATION | CHALET BUNGALOW | FLEXIBLE ACCOMMODATION | OPEN PLAN SITTING/DINING ROOM | TWO FIRST FLOOR BEDROOMS | ENCLOSED REAR GARDEN | FRONT GARDEN AND DRIVEWAY | CENTRAL HEATING AND DOUBLE GLAZING | | |

£295.000 Freehold

The Property

13 Coppice Close is pleasantly positioned within a desirable and quiet cul de sac in the popular Cherwell Heights development. The property is a chalet style bungalow and therefore offers flexible accommodation. The property has been well maintained and updated and features a lovely enclosed rear garden and a gated driveway. The accommodation comprises a spacious entrance hall, an open plan sitting/dining room (the dining area was originally a ground floor bedroom which could easily be reinstated), there is a kitchen with fitted wood effect cabinets and a refitted ground floor bathroom. To the first floor there is a spacious double bedroom and a further single bedroom. The property benefits from gas central heating and double glazed windows.

Directions

From Banbury Cross take the High Street and continue into George Street then turn right at the traffic lights near Matalan. Turn left at the next set of traffic lights into Swan Close Road then take the second left into Bankside. Continue through the first chicane and take the next right into Coppice close, follow the road to the left and then take the next left and number 13 will be found on in the right hand corner with our for sale board outside.

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.

Services

All mains services connected.

Local Authority

Cherwell District Council. Tax band D.

Viewing Arrangements

Strictly by prior arrangement with Round & Jackson

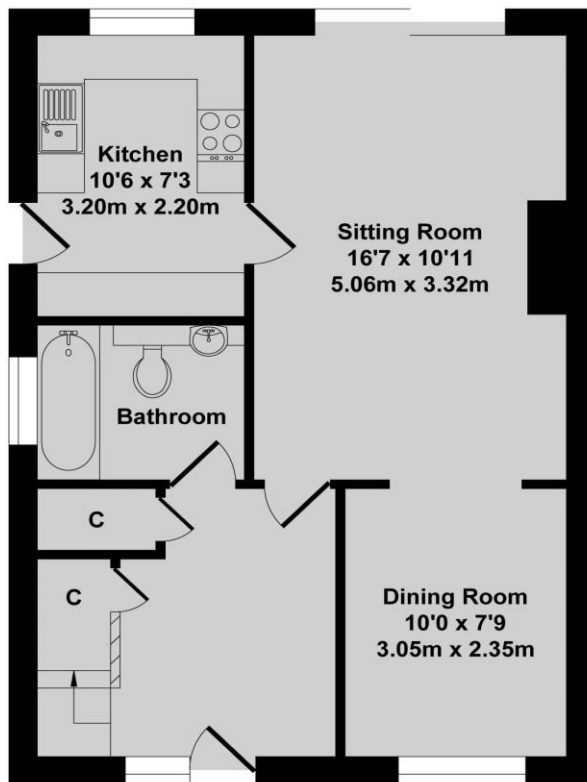
Tenure

A freehold property

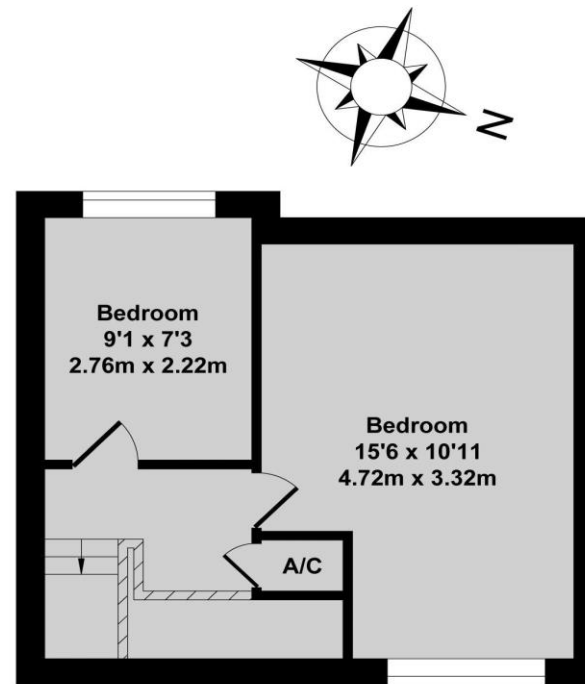


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	35	
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	





Ground Floor
 Approx. Floor
 Area 496 Sq.Ft.
 (46.10 Sq.M.)



First Floor
 Approx. Floor
 Area 293 Sq.Ft.
 (27.20 Sq.M.)

Total Approx. Floor Area 789 Sq.Ft. (73.30 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.

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.