



53 Foscote Rise  
Banbury, Oxon, OX16 9XS



ROUND & JACKSON  
ESTATE AGENTS









A greatly extended and well presented three bedroom detached family home with a south facing rear garden. The property is located within a highly regarded development on the south side of town and close to a wide range of amenities. No onward chain.

#### The property

53 Foscoote Rise, Banbury is a very well presented, three bedroom detached house which is pleasantly located within this sought after residential neighbourhood. The town centre is within walking distance and there are many amenities close by which include St Louis Meadow Park, the Horton General Hospital, Sainsbury's and Morrisons supermarket's and primary and secondary schooling. The property has been greatly extended on the ground floor with accommodation briefly comprising, an entrance porch, hallway, cloakroom, sitting room, large kitchen breakfast with separate utility room with access to the garage and a large dining/family room. On the first floor there are three bedrooms and a family bathroom. There is a landscaped, south facing garden to the rear and to the front there is a driveway and a small lawn.

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

#### Entrance Hallway

Accessed via the front porch with stairs to first floor, a storage cupboard and doors to the sitting room, kitchen/breakfast room and cloakroom.

#### Cloakroom

Wash hand basin and W.C. Window to the front.

#### Sitting Room

A pleasant reception room with a window to the front and a gas, coal effect fire.

#### Kitchen/Breakfast Room

A large open plan room with ample space for entertaining. Fitted eye level cabinets and base units and drawers with work surfaces over. Inset one and a half bowl sink and draining board, four ring electric hob with extractor, a single oven and integrated dishwasher. Space for a fridge/freezer and a table and chairs, door and window to the rear garden.

#### Utility Room

A large and useful room fitted with eye level cabinets and base units and drawers with work surfaces over. Inset sink and space for a washing machine and tumble dryer. Door to garage and a window to the rear.

#### Dining/Family Room

A large reception room with ample space for dining and lounge furniture with a window to the rear.

#### First Floor Landing

Hatch to loft space and doors to all first floor accommodation.

#### Bedroom One

A double room with a window to the front and a built in double wardrobe.

#### Bedroom Two

A double room with a window to the rear.

#### Bedroom Three

A good sized room with a window to the rear.

#### Family Bathroom

Fitted with a white suite comprising a panelled bath with a shower over, a wash hand basin and W.C. Tiled walls, window to the front, heated towel rail. Airing cupboard with hot water cylinder.



### Outside

To the front of the property there is a small lawned garden with a path to the front door. There is a driveway to the side which gives access to the garage. The main area of garden is located to the rear which is beautifully landscaped and faces south. There is a paved patio adjoining the house, a lawn with well stocked borders and a shed and greenhouse to remain. There is a side pathway which gives access to the front.

### Garage

A single garage with an electric roller door to the front and power, light and water connected.

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

### Directions

From Banbury Cross proceed via South Bar Street and continue into the Oxford Road. Continue through two sets of traffic lights and past the Hospital then turn left into Hightown Road. Continue for approximately 500 yards and turn right into Fosco Rise having just passed the Fosco hospital. Take the third turn on your left where the property will be found on your right.

### Services

All mains services are connected.

### Local Authority

Cherwell District Council. Tax band D.

### Viewing Arrangements

By prior arrangement with Round & Jackson

### Tenure

A freehold Property

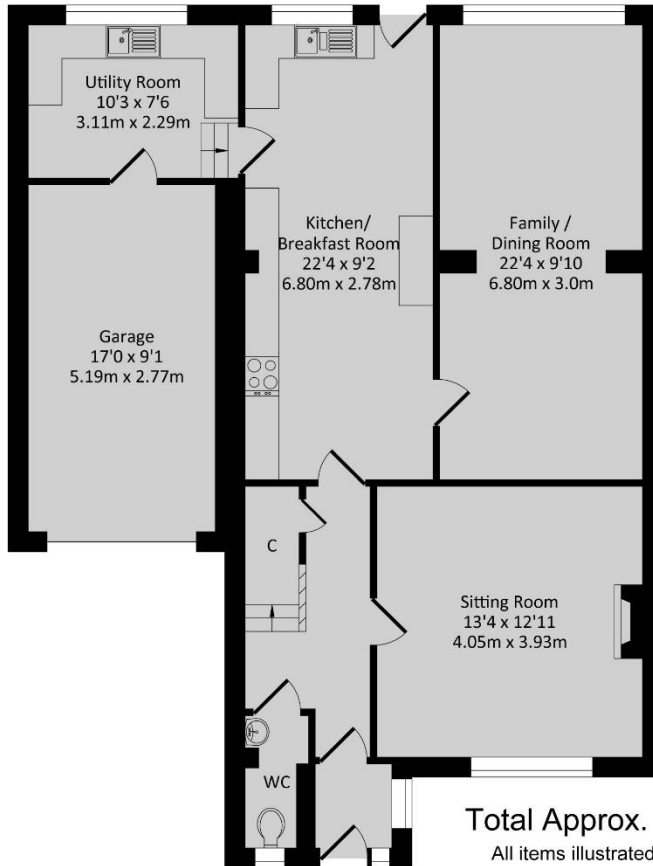
**Asking Price £399,950**



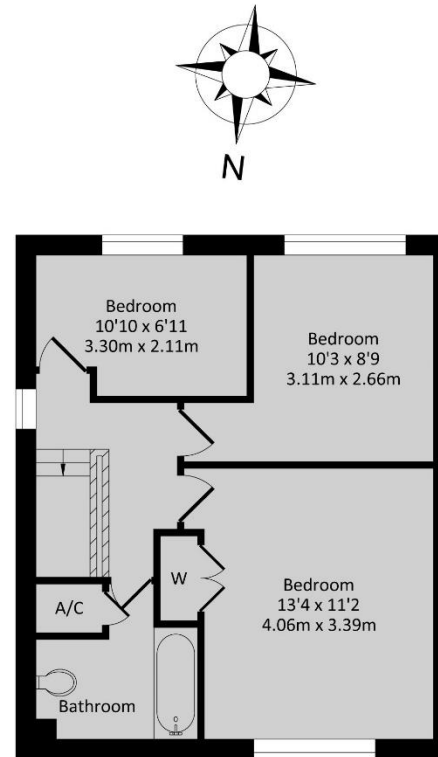




Ground Floor  
Approx. Floor  
Area 987 Sq.Ft.  
(91.70 Sq.M.)



First Floor  
Approx. Floor  
Area 459 Sq.Ft.  
(42.60 Sq.M.)



Total Approx. Floor Area 1446 Sq.Ft. (134.30 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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	64 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.

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