

Horton Drive
Middleton Cheney



ROUND & JACKSON
ESTATE AGENTS



80 Horton Drive, Middleton Cheney

Banbury, Oxon, OX17 2LL

£275,000

A well presented two bedroom, semi-detached bungalow located in this sought after and well served village close to primary and secondary schooling and a wide range of amenities.

The Property

80 Horton Drive, Middleton Cheney is a well presented two bedroom, semi-detached bungalow with a single garage, off road car parking and a private rear garden. The property is located at the end of a quiet cul-de-sac in this well served and sought after village. The living accommodation is well laid out and includes an entrance hallway, kitchen, large sitting/dining room, inner hallway, two bedrooms and a modern family bathroom. Outside to the front of the property there is a single garage with off road car parking in front with a lawned garden and path leading to the front door. To the rear there is a private and enclosed rear garden which is predominately laid to lawn with a patio seating area adjoining the house and gated access to the front.

We have prepared a floorplan to show the room sizes and layout.

Some of the main features include;

Entrance Hallway

Doors to the kitchen, sitting room and a storage cupboard which houses the gas fired boiler.

Kitchen

Fitted with a range of eye level cabinets and base units and drawers with work surfaces over and modern tiled splashbacks. There is an inset sink and draining board, an integrated single oven with four ring electric hob above and extractor hood over, space and plumbing for washing machine and a free standing fridge/freezer. There is a window to the side aspect and a door which leads to the rear garden.

Sitting Room

A large sitting room with an attractive bay window to the front and ample space for both living room and dining furniture. Door to;

Inner Hallway

Doors to both bedrooms, family bathroom, a useful storage cupboard and a hatch to the loft space.

Bedroom One

A double bedroom with a window to the rear aspect.

Bedroom Two

A good sized single bedroom with a window to the rear aspect.

Family Bathroom

Fitted with a modern white suite comprising a P shaped panelled bath with mixer shower and rainfall shower over, vanity unit, W.C, attractive tiled splashbacks, heated towel rail and a window to the side aspect.

Garage

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

Outside

To the front of the property there is a lawned garden with established tree borders and a path which leads to the garage. The main area of garden is located to the rear and is predominantly laid to lawn with a patio seating area adjoining the property with gated access to the front.

Directions

From Banbury proceed in an easterly direction toward Brackley (A422). From the motorway junction continue along Blacklocks Hill to the roundabout. Take the third exit and continue until the end of the village bypass where you will turn left back in towards the village. Then take the next left hand turn into Washle Drive and continue along and then take the third road on the left into Horton Drive. Continue down and then turn left and you'll find number 80 on your right hand side in the far corner.

Situation

Middleton Cheney is one of the larger villages in the area and is by-passed by the A422 Banbury to Brackley Road. Facilities within the village include a chemist, library, bus service, village store, newsagents, post office, and a choice of public houses. The village also provides both primary and secondary schooling. More comprehensive facilities can be found in the nearby market town of Banbury including the Castle Quay Shopping Centre, and the Spiceball Leisure Centre. There is access to the M40 at Jct 11, and a mainline railway station provides a service to London Marylebone.

Services

All mains services connected.

Local Authority

West Northamptonshire District Council. Tax band C.

Viewing arrangements

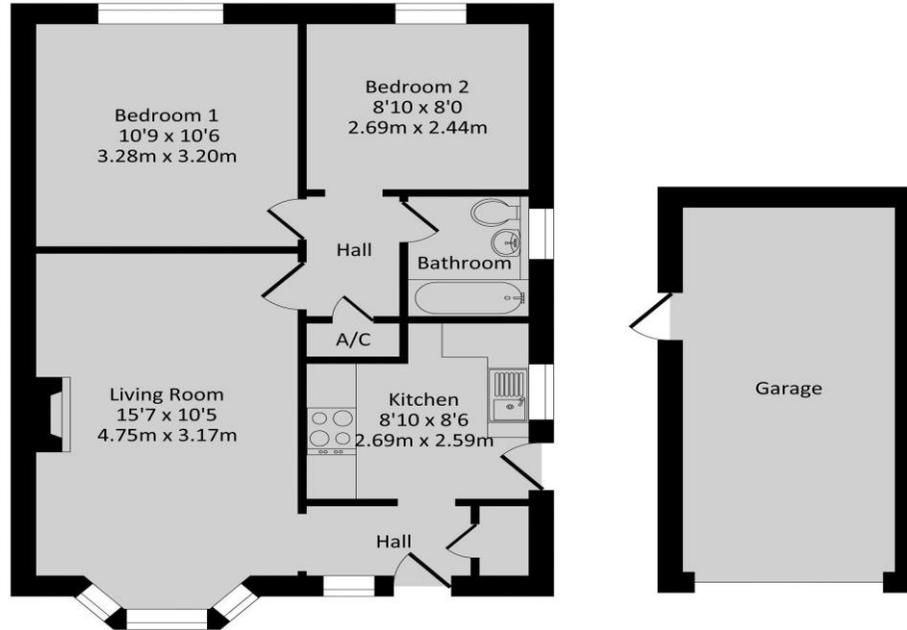
By prior arrangement with Round & Jackson.

Tenure

A freehold property.



Ground Floor
 Approx. Floor
 Area 530 Sq.Ft.
 (49.2 Sq.M.)



Total Approx. Floor Area 530 Sq.Ft. (49.2 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		90 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

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