



Nickling Road  
Banbury



ROUND & JACKSON  
ESTATE AGENTS







**A beautifully presented four bedroom modern townhouse with a garage and good sized rear garden located within this sought after development close to a wide range of amenities.**

#### **The property**

115 Nickling Road, Banbury is a very spacious modern town house which is pleasantly located within this highly regarded new development on the north side of town. The property is close to a wide range of amenities which includes a parade of shops including a Sainsbury's Local, primary and secondary schooling and two pubs. On the ground floor there is an entrance hallway, a cloakroom/WC, a well equipped modern kitchen and a sitting room with double doors onto the garden. On the first floor there are three good sized bedrooms all having built in wardrobes and a family bathroom. On the second floor there is a superb master bedroom with built in wardrobes and an en-suite shower room. There is a driveway to the front of the property which extends to the side and leads to the garage. At the rear there is a lawned garden which extends behind the garage.

#### **Entrance Hallway**

Main entrance door to the front, wood effect flooring, stairs to the first floor and doors to the cloakroom, kitchen/breakfast room and sitting room.

#### **Sitting Room**

Located to the rear with double doors to the garden and ample space for furniture.

#### **Cloakroom**

Wash hand basin and W.C.

#### **Kitchen/Dining Room**

Beautifully fitted with modern eye level cabinets and base units and drawers with Quarts work surfaces over and a one and a half bowl sink and draining board. Integrated oven, hob and extraction hood, dishwasher, washer/dryer and there is space for a fridge/freezer. Attractive tiled flooring, window to the front and space for a table and chairs.

#### **First Floor Landing**

Stairs to the second floor and doors to all first floor accommodation.

#### **Bedroom Two**

A double room with a fitted wardrobe and a window to the rear.

#### **Bedroom Three**

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

#### **Bedroom Four**

A good sized single room with a fitted wardrobe and a window to the rear.

#### **Bathroom**

Fitted with a modern suite comprising a panelled bath with a shower over, a wash hand basin and W.C. Heated towel rail, tiled floor and walls.

#### **Second Floor Master Bedroom**

A superb master bedroom suite with fitted wardrobes, windows to the front rear and a modern en-suite shower room.

#### **Outside**

The property is pleasantly located at the end of a no through road and there is a driveway to the front which extends to the side and gives access to the garage. To the rear there is a lawned garden which extends to approximately 40 feet in length and extends behind the garage.





### 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.

### Directions

From Banbury town centre proceed via the Warwick Road and continue out of town for approximately one and a quarter mile. Having passed the Barley Mow Public House continue straight ahead at the next two roundabouts and then take the next road on the right into Nickling Road. Continue for approximately 500 yards and pass the turn for Bismore Road and then take the next left turn where number 115 will be found on your right.



### Services

All mains services connected.

### Local Authority

Cherwell District Council. Tax band D.

### Agents Note

There is an annual estate charge of approximately £170.

### Tenure

A freehold property.

## Asking Price £385,000



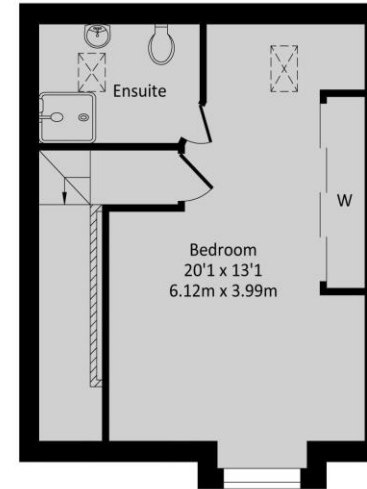
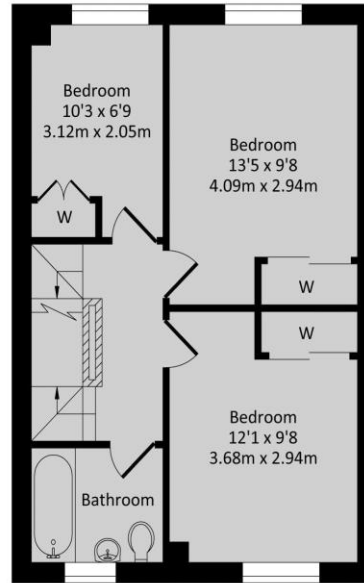
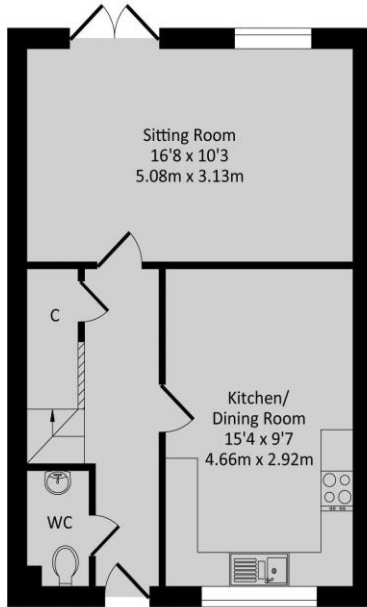
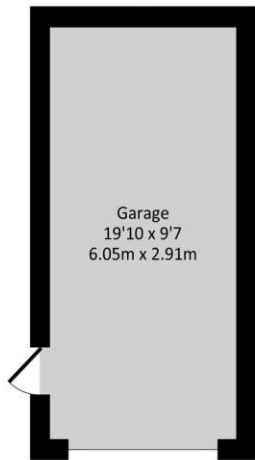


Garage  
Approx. Floor  
Area 189 Sq.Ft.  
(17.60 Sq.M.)

Ground Floor  
Approx. Floor  
Area 432 Sq.Ft.  
(40.10 Sq.M.)

First Floor  
Approx. Floor  
Area 432 Sq.Ft.  
(40.10 Sq.M.)

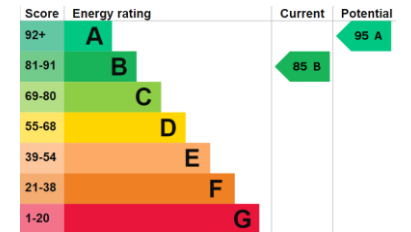
Second Floor  
Approx. Floor  
Area 340 Sq.Ft.  
(31.60 Sq.M.)



**Total Approx. Floor Area 1393 Sq.Ft. (129.40 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.



**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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