



30 Cope Road, Banbury
Oxfordshire, OX16 2EH



ROUND & JACKSON
ESTATE AGENTS





A beautifully presented and extended three bedroom 1930's semi detached house with a large rear garden. The property is located on this highly sought after street, close to the town centre and a wide range of amenities.

The property

30 Cope Road, Banbury is an extended and greatly improved 1930's semi detached house which is conveniently located on this sought after street and within walking distance of the town centre. The property is beautifully presented throughout and has some lovely 1930's character features which includes the bay windows, open fireplaces and pictures rails. On the ground floor there is an entrance hallway, a dining room, an extended sitting room, an extended kitchen and a side lobby with cloakroom. On the first floor there are two double bedrooms, a single bedroom and a large shower room which has recently been re-fitted to a high standard.

To the front of the property there is a driveway which provides off road parking and to the rear there is a large private garden which is predominantly laid to lawn with a paved patio adjoining the house.

Entrance Hallway

A large and welcoming hallway with stairs to the first floor and doors to all ground floor accommodation.

Dining Room

A pleasant dining or family room with a bay window to the front, a central fireplace, picture rails and wood effect flooring.

Sitting Room

A spacious reception room having been extended to the rear with double doors opening to the rear garden. Ample space for lounge and dining furniture and an open fireplace.

Kitchen

Fitted with modern eye level cabinets and base units and drawers with work surfaces over. Inset sink and drainer, four ring hob with extractor over, single oven, washing machine, tumble dryer, fridge/freezer and space for a dishwasher. Doors to the rear garden and side lobby.

Side Lobby and Cloakroom

A useful room with a door to the front and access to the cloakroom W.C.

First Floor Landing

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

Bedroom One

A double room with a bay window to the front.

Bedroom Two

A double room with a window to the rear.

Bedroom Three

A single room with a window to the front.

Shower Room

Recently re-fitted to a high standard with a modern and contemporary suite and tiling. Large shower cubicle, wash hand basin and vanity unit, W.C. Attractive tiling to walls and floor.

Outside

To the front of the property there is a driveway which provides off road parking. To the rear there is a large private garden which is predominantly laid to lawn with a paved patio adjoining the house and flower and plants borders. At the foot of the garden there is a large workshop/garden room.



Garden Room/Workshop

A useful garden room which could make an ideal space for outside entertaining or could be used as a workshop.

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.

Directions

From Banbury Cross proceed north via North Bar Street and continue straight ahead at the traffic lights into the Southam Road. Take the first left hand turn into Cope Road where the property will be found on your right side.



Services

All mains services connected.

Local Authority

Cherwell District Council. Tax band C.

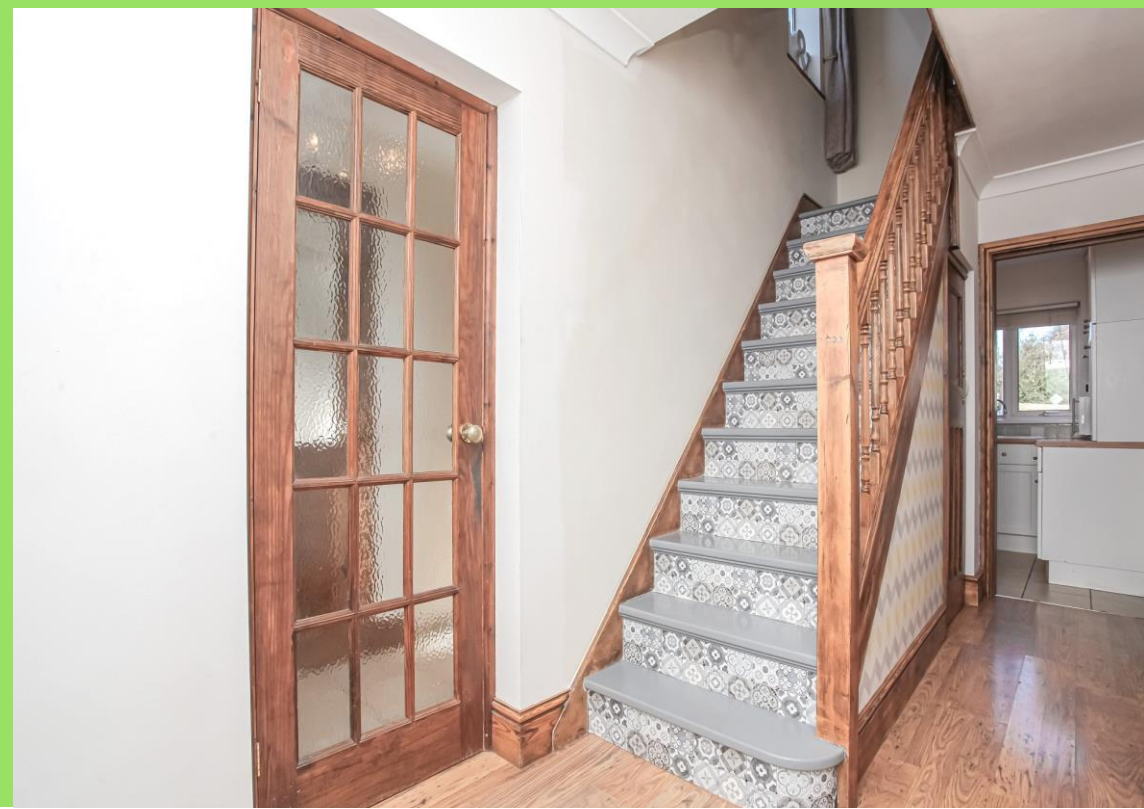
Viewing Arrangements

Strictly by prior arrangement with Round & Jackson

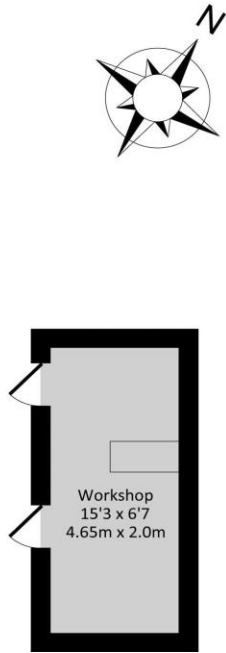
Tenure

A freehold property.

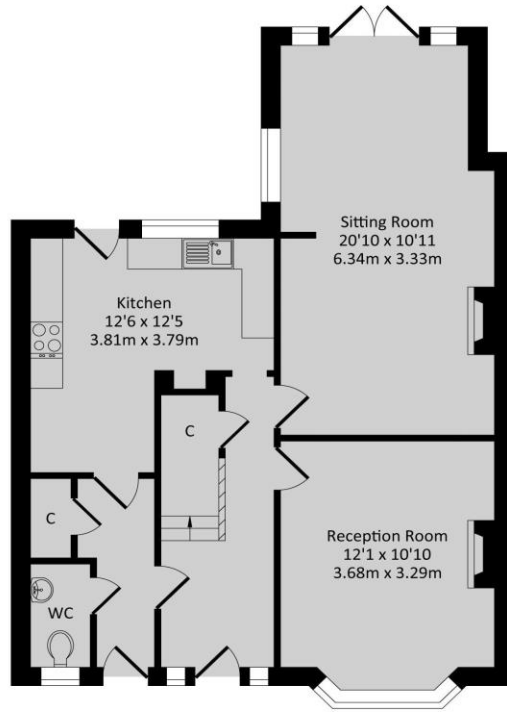
Asking Price - £375,000



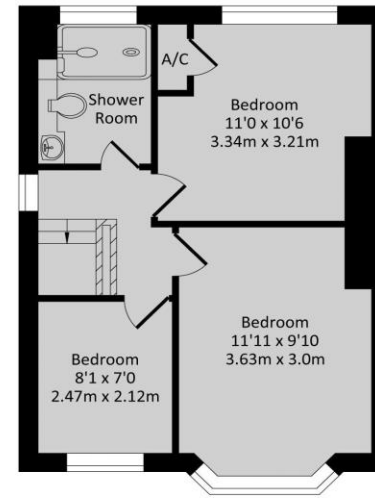
Outbuilding
Approx. Floor
Area 100 Sq.Ft.
(9.30 Sq.M.)



Ground Floor
Approx. Floor
Area 653 Sq.Ft.
(60.70 Sq.M.)



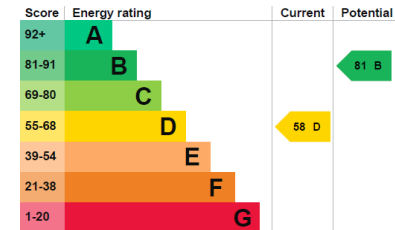
First Floor
Approx. Floor
Area 397 Sq.Ft.
(36.90 Sq.M.)



Total Approx. Floor Area 1150 Sq.Ft. (106.90 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.



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