



Buzzards Close
Little Bourton



ROUND & JACKSON
ESTATE AGENTS



2 Buzzards Close, Little Bourton

Banbury, Oxon, OX17 1RN

£299,950

A well presented two bedroom semi detached bungalow with a single garage and a private rear garden pleasantly located within this small and popular village.

The Property

2 Buzzards Close, Little Bourton is a semi detached bungalow which is pleasantly located within this sought after village. The property has a small hallway, a cloakroom, a sitting/dining room, a fitted kitchen, two double bedrooms, a shower room and a rear lobby giving access to the garden and garage. To the front of the property there is a block paved driveway and a paved garden and to the rear there is a private garden which is pleasantly landscaped. We have prepared a floorplan to show the room sizes and layout some of the main features include:

Hallway

A small hall giving access to the cloakroom and sitting/dining room.

Cloakroom

Wash hand basin and W.C.

Sitting/Dining Room

A large room with ample space for both lounge and dining furniture, a window to the front and doors to the kitchen and inner hallway.

Kitchen

Fitted eye level cabinets and base units and drawers with work surfaces and inset sink and draining board over. four ring hog with extractor over, single oven, space for a fridge/freezer and washing machine, window to the front.

Inner Hallway

Hatch to loft space, airing cupboard with hot water cylinder, separate cupboard with boiler.

Bedroom One

A double room with built in wardrobes and a window to the rear.

Bedroom Two

Built in wardrobes and doors to the rear lobby.

Lobby

Doors to the rear garden and garage.

Shower Room

Fitted suite comprising a corner shower cubicle. a wash hand basin and W.C. Tiled flooring and a window to the rear.

Outside

To the front of the property there is a low maintenance paved garden and a block paved driveway which gives access to the garage. To the rear there is a lovely private garden which is laid to lawn with well stocked flower and plant borders, a pond and a paved patio. The oil tank is located to the side.

Garage

A single garage with power and light connected and an up and over door to the front.

Directions

From Banbury town centre proceed in a northerly direction via the Southam Road (A423). Continue for approximately 1.5 miles and turn right into Little Bourton. Take the second left into Buzzards Close, where the property will be seen on your left hand side.

Situation

Little Bourton is located approximately three miles to the north of Banbury with easy access to the M40 motorway. In the nearby villages of Great Bourton and Cropredy there are facilities including schooling, inns, village store and post office.

Services

All mains services connected with the exception of gas. Oil fired central heating. The oil tank is located in the rear garden.

Local Authority

Cherwell District Council. Council tax band C.

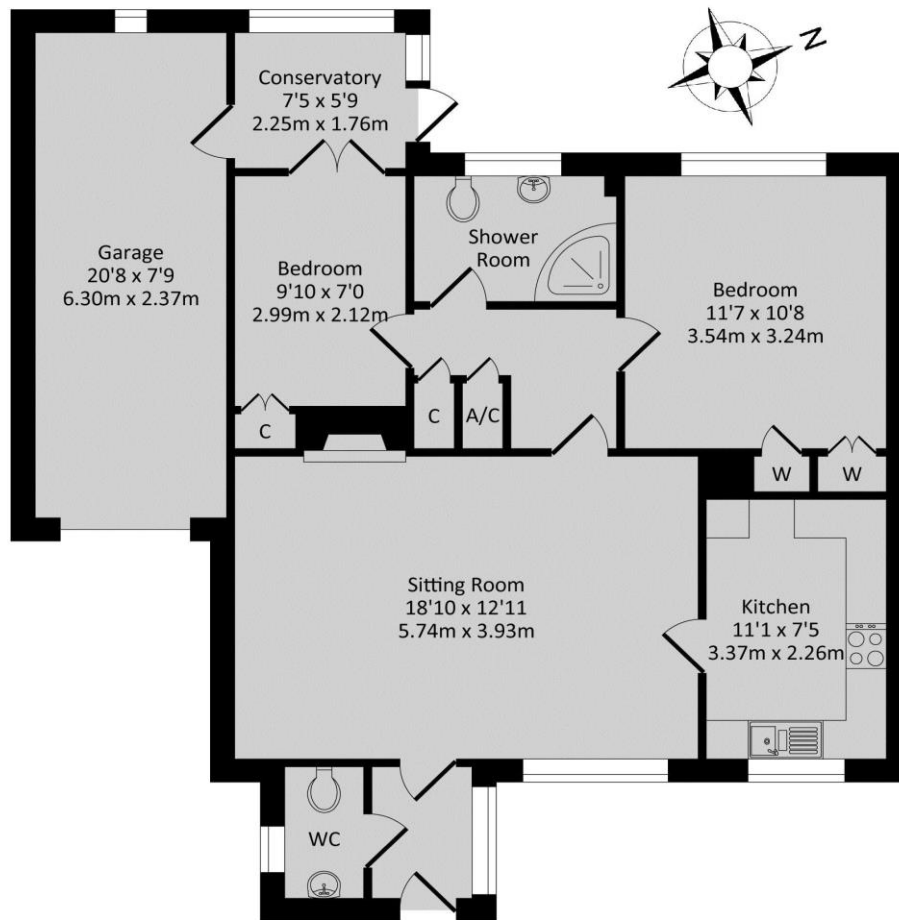
Viewings

Strictly by prior arrangement with Round & Jackson.

Tenure

A freehold property.





Total Approx. Floor Area 913 Sq.Ft. (84.80 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		82 B
69-80	C		
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		

The Office, Oxford Road, Banbury, Oxon, OX16 9XA
 T: 01295 279953 E: office@roundandjackson.co.uk
 www.roundandjackson.co.uk



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