



Keytes Close
Adderbury



ROUND & JACKSON
ESTATE AGENTS



3 Keytes Close

Adderbury, Banbury, OX17 3PB

£269,950

A fantastic opportunity to purchase a three bedroom home with a pleasant garden in this highly regarded village.

The Property

3 Keytes Close is a three bedroom home located in a quiet close in the sought after village of Adderbury. The property is well presented and the accommodation comprises a porch, entrance hall, kitchen/breakfast room, sitting/dining room opening out to the garden. To the first floor there are three bedrooms and a bathroom. There is a pretty and well maintained rear garden and allocated parking very close to the house. The property benefits from gas central heating and double glazed windows. The situation of the property is particularly appealing as it is close to all that this beautiful village has to offer and the local primary school is within a few minutes walk.

Entrance Porch

An enclosed front porch with a built in cupboard and door to;

Hallway

Tiled floor, stairs to the first floor, doors to;

Kitchen

Fitted with a range of light grey Shaker style cabinets with granite effect work surfaces, a one and a half bowl sink and drainer unit, tiled splash backs, built in gas hob and electric oven, space for other appliances, cupboard housing the gas fired boiler, tiled floor, window to front.

Sitting / Dining Room

A spacious reception room with wood effect flooring, a feature fireplace and window and door to the rear garden.

First Floor Landing

Hatch to the loft space, doors to;

Bedroom One

A large double bedroom with a window to the rear.

Bedroom Two

A double bedroom with window to the front.

Bedroom Three

A single bedroom with a window to the rear.

Bathroom

Fitted with a white suite comprising a bath with an electric shower over, wash basin and WC, tiled splash backs, wood effect flooring, obscure glazed window to the front, built in storage cupboard.

Rear Garden

A well maintained and enclosed rear garden with a good degree of privacy. The garden comprises a patio adjacent to the house, a lawn with well stocked flower and shrub beds and a garden shed.

Parking

There is an allocated parking space in the parking area immediately on the left as you turn into Keytes Close.

Directions

From Banbury town centre proceed in a southerly direction via the Oxford Road and continue for approximately two miles until Twyford is reached. Continue for another 1/4 mile until you reach the Adderbury traffic lights and then turn left onto the Aynho Road. Take the first right hand turn for Keytes Close and the property is on the left hand side.

Situation

The village of Adderbury has many amenities including a shop, post office, butchers shop, hairdressers, public houses including The Red Lion and The Pickled Ploughman, both a short walk away, tennis club, golf club, parish church and bus service. There is also an excellent primary school within walking distance of the property and the village is within the catchment area for the Warriner Secondary School at Bloxham.

Services

All mains services connected.

Local Authority

Cherwell District Council. Tax Band C.

Viewings

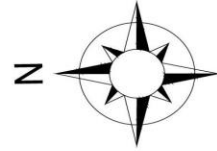
Strictly by prior arrangement with Round & Jackson.

Tenure

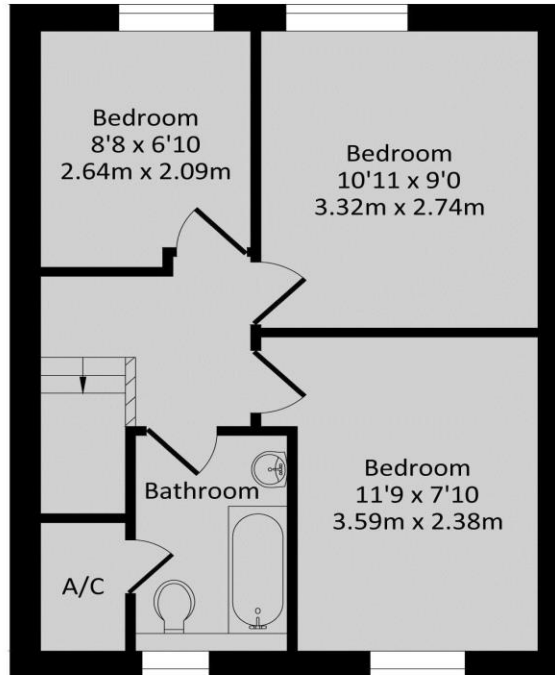
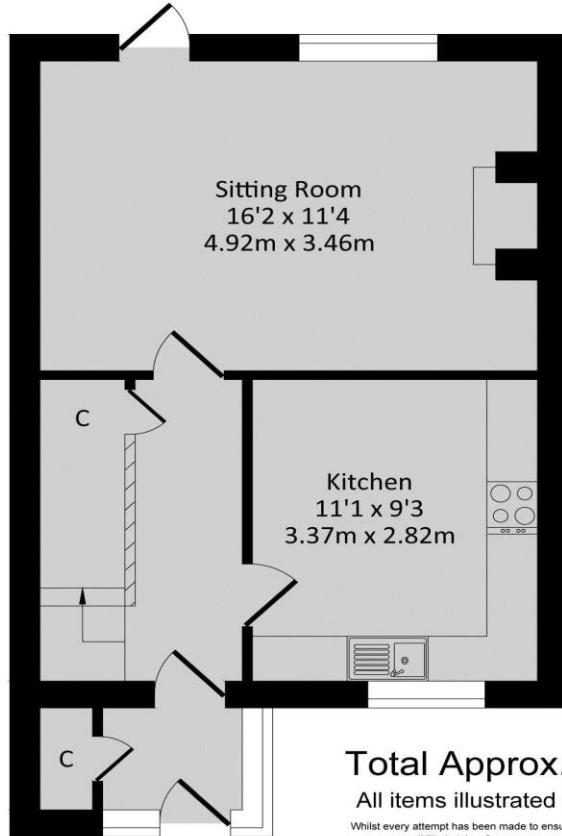
A freehold property.



Ground Floor
Approx. Floor
Area 398 Sq.Ft.
(37.0 Sq.M.)



First Floor
Approx. Floor
Area 367 Sq.Ft.
(34.10 Sq.M.)



Total Approx. Floor Area 765 Sq.Ft. (71.10 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	59 D	
39-54	E		
21-38	F		
1-20	G		

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