



38 Usher Drive
Banbury



ROUND & JACKSON
ESTATE AGENTS



38 Usher Drive

Banbury, OX16 1AJ

£340,000

A very well presented three/four bedroom town house with a garage and a private rear garden which is located within the popular Hanwell Fields development on the northern side of town.

The Property

38 Usher Drive, Banbury is a well presented, three/four bedroom town house with very versatile living accommodation arranged over three levels. The property has a private rear garden and a garage and benefits from facing a quiet grassed pedestrian walkway, away from roads and traffic. The living accommodation is arranged over three floors and is well laid out. On the ground floor there is spacious hallway, study/sitting room, kitchen diner and utility room with W.C. On the first floor there is a landing, a sitting room/bedroom four and a main bedroom with an en-suite. On the second floor there is a landing, two large double bedrooms and a family bathroom. Outside to the rear there is a private lawned garden and decked area and there is a garage with parking in front for one vehicle. We have prepared a floor plan to show the room sizes and layout, some of the main features include:

Entrance Hallway

A spacious hallway with stairs rising to the first floor and a useful understairs cupboard with a door leading into the kitchen area. Wood effect flooring throughout.

Study/Sitting Room

A versatile room which could be used as a study or if a fourth bedroom is required upstairs this could be a sitting room, with a window to the front aspect. The wood effect flooring continues throughout.

Kitchen Diner

A good size, open plan kitchen diner which is fitted with a range of blue and grey coloured, shaker style cabinets with worktops over. There is an integrated electric oven, a four ring gas hob and an extractor hood and there is space and plumbing for a dish washer and space for a fridge freezer. There is an inset one and a half bowl sink with drainer and tiled splash backs. The kitchen has tiled flooring and leads into a dining area with double doors leading into the garden and further door leading into the utility room and W.C, the tiled flooring continues.

Utility Room and W.C

The utility is fitted with a range of cabinets and a sink and there is space and plumbing for a washing machine and a window to the rear aspect. There is a wall mounted gas fired combination boiler which is around two years old and a door leading into the W.C. The tiled flooring continues throughout. The W.C is fitted with toilet and wash basin with tiled flooring.

First Floor Landing

Stairs rising to the second floor and doors into the main double bedroom and sitting room/bedroom four.

Main Double Bedroom

Located on the first floor, a large double bedroom with two windows to the rear aspect, fitted wardrobes and a door leading into the en-suite shower room. The en-suite is fitted with a white suite comprising a shower cubicle, toilet and wash basin. There are tiled splash backs and vinyl flooring throughout.

Sitting Room/Bedroom Four

Currently used as a sitting room with two windows to the front aspect, a large and very bright room which could be used as a bedroom if required.

Second Floor Landing

Doors leading into the two further double bedrooms and bathroom. Large built-in storage cupboard.

Bedroom Two

Located on the second floor, a very large double bedroom with two windows to the front aspect.

Bedroom Three

Located on the second floor, a good size double bedroom with two windows to the rear aspect and a built-in wardrobe.



Family Bathroom

Located on the second floor and fitted with a white suite comprising a panelled bath, toilet and wash basin with white tiled splash backs and vinyl flooring.

Outside

To the rear of the property there is a pleasant lawned garden with a composite decked area adjoining the house and pergola. There are established planted borders and there is gated access into the parking area where there is a single garage with driveway parking in-front and there is access onto Ribston Close form here and there are two further visitor parking spaces. To the front of the property there is low maintenance, scattered slate borders and iron railings with a gate.

Directions

From Banbury Cross proceed in a northerly direction via Horsefair and North Bar Street. At the traffic light controlled cross roads, turn left on the Warwick Road, B4100. Follow this road towards the outskirts of the town and at the fifth roundabout turn right onto Dukes Meadow Drive. Take the first right onto Usher Drive and then turn right into Ribston Close. Take the third turning on the left which is the parking area and garage for the property and then by foot walk between the buildings where Number 38 will be found on your right hand side.

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. Hanwell Fields is an established and popular modern development which is located on the northern outskirts of the town. There are many amenities close by which include primary and secondary schooling, The Hanwell Arms public house, a Co-Op mini supermarket and an Indian restaurant. There is also a large parkland area which has some lovely views and walks.

Services

All mains services connected. The gas fired boiler is located in the utility room.

Local Authority

Cherwell District Council. Tax band D.

Tenure

A Freehold property

Viewing arrangements

Strictly by prior arrangement with Round & Jackson

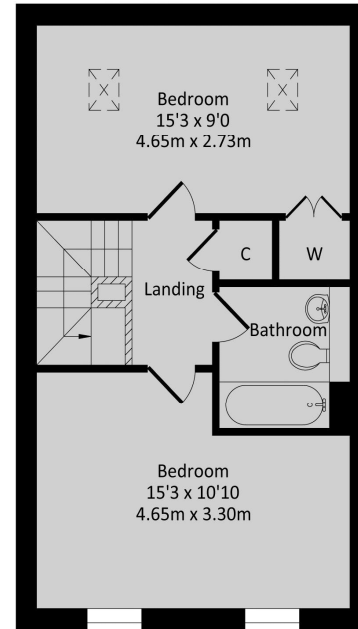
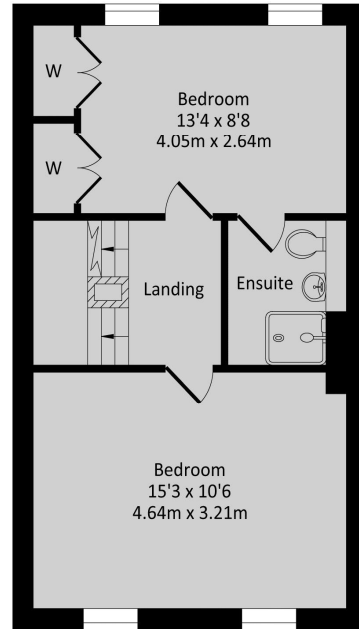
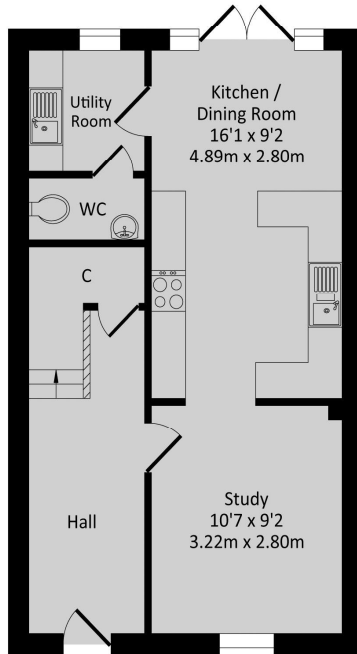
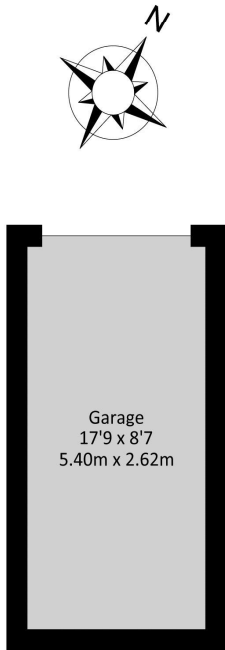


Garage
Approx. Floor
Area 152 Sq.Ft.
(14.10 Sq.M.)

Ground Floor
Approx. Floor
Area 407 Sq.Ft.
(37.80 Sq.M.)

First Floor
Approx. Floor
Area 407 Sq.Ft.
(37.80 Sq.M.)

Second Floor
Approx. Floor
Area 407 Sq.Ft.
(37.80 Sq.M.)



Total Approx. Floor Area 1373 Sq.Ft. (127.50 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		85 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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