



De La Warr Drive
Banbury



ROUND & JACKSON
ESTATE AGENTS



39 De La Warr Drive

Banbury, OX16 1BF

£265,000

A modern three bedroom home with a double driveway, good sized garden and no onward chain.

The Property

39 De La Warr Drive is well proportioned end of terrace house forming part of the Hanwell Chase development towards the outskirts of the town. The accommodation comprises an entrance hall, sitting room, cloakroom, modern kitchen/dining room opening to the garden, bedroom one with an ensuite shower room, two further bedrooms and a family bathroom. To the side of the house there is tandem driveway parking for two cars and to the rear there is a good sized garden. The property is situated on the edge of development and is within easy reach of local schooling and supermarkets.

Entrance hall

A canopy porch over the UPVC door from the front, stairs rising to the first floor, door to;

Sitting room

Window to the front aspect, spacious downstairs storage cupboard, door to;

Inner hall

Door to kitchen and;

Cloakroom

Fitted with a white WC and hand basin, laminate flooring.

Kitchen / Dining room

Fitted with a range of white gloss cabinets with wood effect surfaces and chrome handles. Built in oven and hob with extractor unit over, space for washing machine, dishwasher and fridge/freezer. Cupboard housing gas fired boiler. Space for dining furniture, tile effect laminate flooring, patio doors to the rear garden, window to the rear.

Landing

Hatch to loft space, built in cupboard, doors to;

Bedroom one

A double bedroom with a built in cupboard and a fitted wardrobe, window to the front.

Bedroom two

A smaller double bedroom with a window to the rear.

Bedroom three

A small single bedroom with a window to the rear.

Bathroom

Fitted with a white suite comprising a bath, WC and hand basin with tiled splashbacks.

Garden

To the rear of the property there is a good sized garden with a patio across the back of the house, a lawned area, a garden shed, gated side access to the driveway.

Driveway

To the side of the house there is a double length driveway with space for two cars.



Directions

From Banbury town centre proceed along the Warwick Road and continue out of town for approximately one and a quarter mile. Having passed the Barley Mow Public House go straight ahead at the next two roundabouts and then take the next road on the right into Nickling Road, De La Warr Drive will be found as the second road on the left and then take the next right hand turn where the property will be found at the end of this road on the left.

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.

Services

All mains services connected.

Local Authority

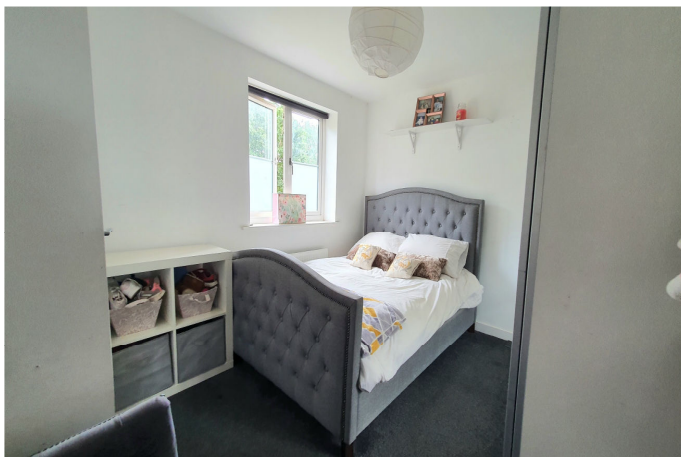
Cherwell District Council. Tax band C.

Tenure

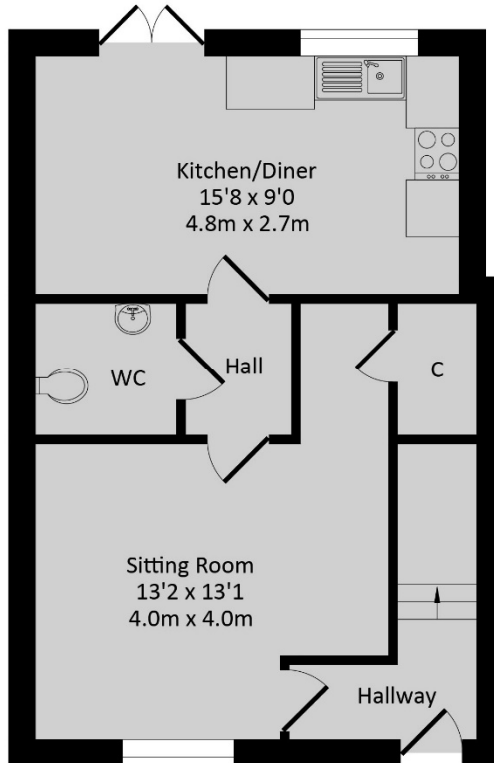
A freehold property. Agents Note There is an estate charge of £86.00 per annum.

Viewing arrangements

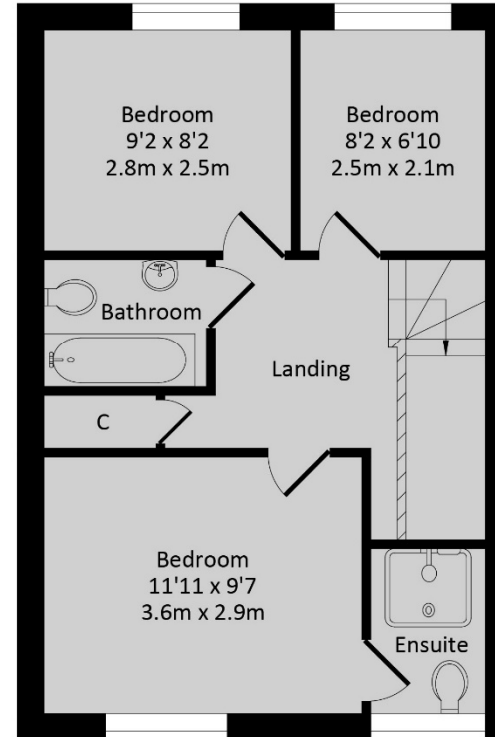
Strictly by prior arrangement with Round & Jackson.



Ground Floor
Approx. Floor
Area 411 Sq.Ft.
(38.20 Sq.M.)



First Floor
Approx. Floor
Area 414 Sq.Ft.
(38.50 Sq.M.)



Total Approx. Floor Area 825 Sq.Ft. (76.60 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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		GD
(81-91)	B		
(69-80)	C		B1
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

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Property Misdescriptions Act 1991: The Agents have not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her professional buyer. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their solicitor. You are advised to check the availability of any property before travelling any distance to view.