



Jaynes Close
Banbury



ROUND & JACKSON
ESTATE AGENTS

www.roundandjackson.co.uk



8 Jaynes Close

Banbury, OX16 9ES

£310,000

A very well presented and modernised two bedroom bungalow with a conservatory and garage, located within this popular and well served area.

The Property

8 Jaynes Close, is a superb and updated two bedroom, semi-detached bungalow. The property is located towards the edge of the ever popular Timms Estate which is within reach of many local amenities and Salt Way giving access to local walks. The accommodation is very well presented and includes a useful double glazed entrance porch, a hallway with tiled flooring, a good size reception room with space for lounge and dining furniture, a modern kitchen and modern shower room, bedroom one with fitted wardrobes, a second smaller double bedroom, a conservatory, courtyard garden and a single garage. The property is fitted with gas fired central heating and double glazing and is offered for sale with no onward chain.

Entrance porch

A upvc porch to the front of the property with a door to the:

Hallway

Tiled flooring, part glazed doors to all rooms, hatch to loft space, built in airing cupboard.

Sitting room

A good sized reception room with space for lounge and dining furniture, fireplace with a brick surround and gas fire inset, window to side aspect.

Bedroom one

A spacious double bedroom with a four door built in wardrobe, sliding patio doors to the conservatory.

Bedroom two

A good sized double bedroom with window to the side.

Shower-room

A re-fitted and modern shower-room with a vanity wash basin unit, WC, walk-in shower, heated towel rail, obscure glazed window to the front, tiled splashbacks and tongue and groove panelling, tiled flooring.

Kitchen

Fitted with a modern range of grey Shaker style cabinets with marble effect work surfaces and splashbacks, built in induction hob with extractor unit above, built in electric oven, one and half bowl sink and drainer unit, space and plumbing for appliances, window to the front, door to:

Conservatory

Tiled floor, radiator, French doors to the rear garden.

Garden

A paved courtyard style garden with a sunny southerly aspect, personal door to the side of the single garage. To the front of the property there is a gravel garden area and a lawn area extends to the side.

Garage

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

Directions

From Banbury Cross proceed via South Bar and into the Oxford Road. Continue for approximately half of a mile passed our office and Sainsbury's supermarket then turn right into Grange Road. Continue and take the left hand turn into Timms Road then the first right into Elmscote Road. Follow this road to the end and turn left into Beaconsfield Road and then take the second right turn into Jaynes Close, the property is the first on the 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 the Town 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.

Viewing arrangements

Strictly by prior arrangement with Round & Jackson.

Tenure

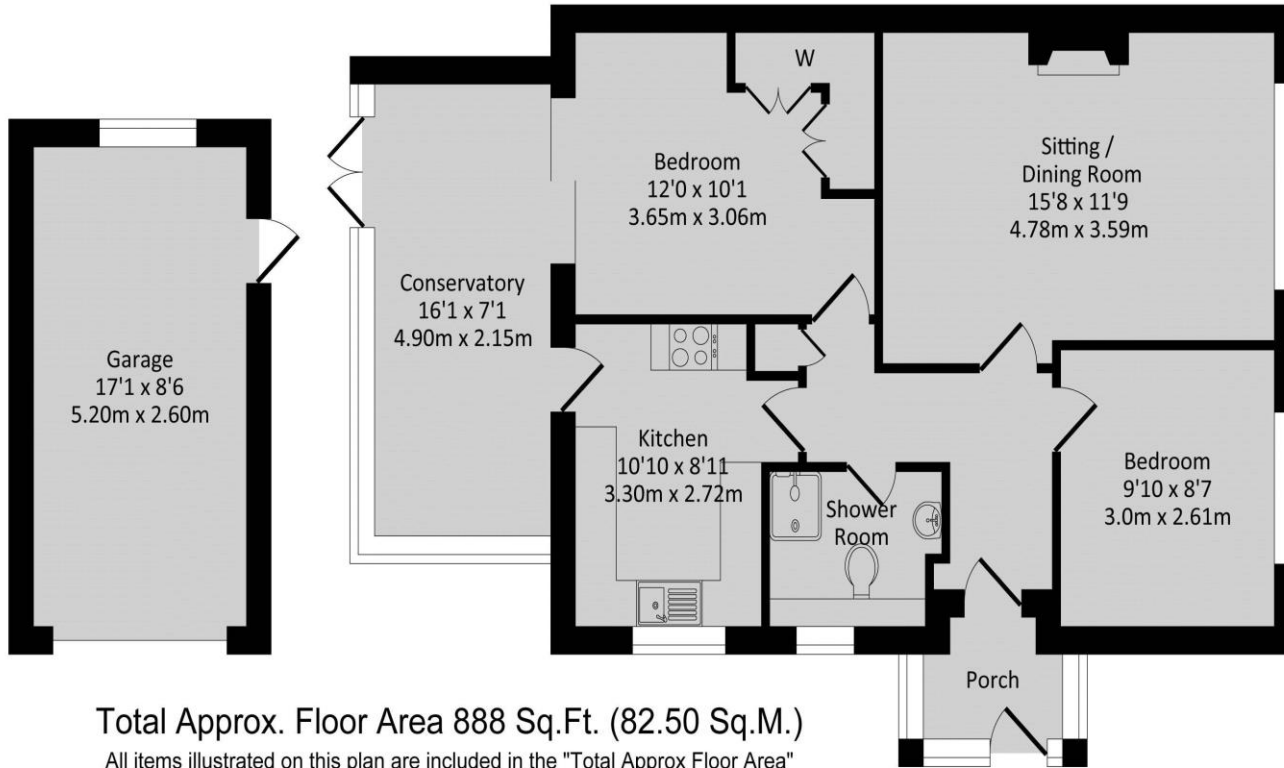
A Freehold property.



Garage
Approx. Floor
Area 145 Sq.Ft.
(13.50 Sq.M.)



Approx. Floor
Area 743 Sq.Ft.
(69.0 Sq.M.)



Total Approx. Floor Area 888 Sq.Ft. (82.50 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		81 B
69-80	C		
55-68	D	63 D	
39-54	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



ROUND & JACKSON
ESTATE AGENTS

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.