



7 Neithrop Close
Banbury



ROUND & JACKSON
ESTATE AGENTS

www.roundandjackson.co.uk



7 Neithrop Close

Banbury, OX16 2NU

£210,000

A two-bedroom, ground-floor maisonette with a good size rear garden and located within a popular residential street close to the town centre and amenities. The property comes the market with no onward chain.

The Property

7 Neithrop Close, Banbury is a two-bedroom ground floor maisonette with a large garden and off-road parking for two vehicles. The property has spacious living accommodation arranged over one floor and is located at the end of a quiet cul-de-sac, within easy walking distance to the town centre and local amenities. The living accommodation is arranged over ground floor level and is as follows. There is a communal door leading to four maisonettes, doorway from the inner hallway leading into the large sitting room, lobby, re-fitted kitchen, bathroom and two double bedrooms. We have prepared a floorplan to show the room sizes and layout, some of the main features include:

Sitting Room

There is a door from the communal hallway leading into the sitting room which is a very large room with a window to the front aspect. There is an inset gas fire within a fireplace with a marble type surround. There are two built-in storage cupboards and doors into the rear lobby, kitchen and both bedrooms.

Kitchen

A modern, white gloss kitchen with worktops over, tiled splash backs, a window to the rear aspect and there is space for a cooker along with a fitted extractor hood. There is an integrated slim-line dishwasher, space and plumbing for a washing machine and space for a fridge-freezer. Vinyl flooring throughout.

Rear Lobby

A useful storage area which provides coat hanging space and a window to the rear aspect. The gas fired Glow worm gas fired boiler is located here.

Bathroom

Fitted with a white suite comprising of a panelled bath, toilet and wash basin. There is tiled splash backs and a window to the rear aspect. Vinyl flooring throughout.

Bedroom One

A double bedroom with a window to the side aspect and a range of good quality fitted wardrobes.

Bedroom Two

A good size double bedroom with built-in wardrobes, a window to the front aspect, and there is a door leading to the side of the property, and into the rear garden.

Outside

To the rear of the property there is a concrete hard standing area where there is a large shed. There is a lawned garden with a pathway leading to a paved patio area with established bushes and shrubs. To the front of the property there is a gravelled driveway providing parking for two vehicles and a communal entrance to the four apartments.

Directions

From Banbury Cross proceed in a northerly direction and turn left at the cross roads traffic lights into the Warwick Road. Continue along, passing the police station then take the second right hand turn into Neithrop Avenue, then take the second left into Neithrop Close. Number 7 can be found at the end of the road in the left hand corner.

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 are connected. The Glow worm gas fired boiler is located in the rear lobby.

Local Authority

Cherwell District Council. Tax band A.

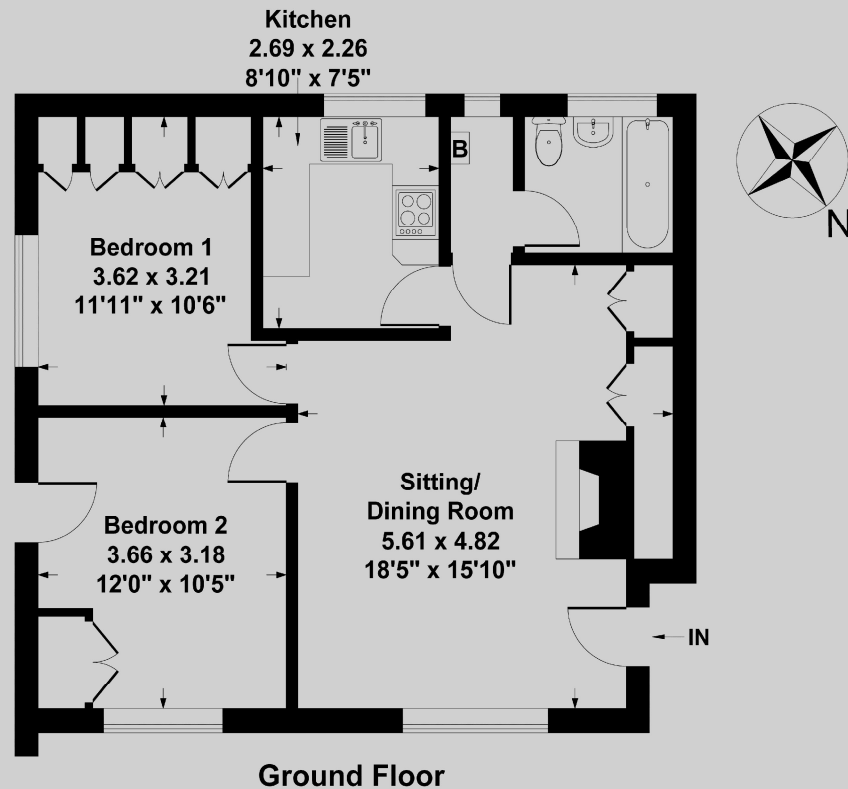
Viewing Arrangements

By prior arrangement with Round & Jackson.

Tenure

Share of Freehold. We lead to believe that upon completion the lease will revert to 999 years. No service charge, however the cost of any repairs to the block will be split between the four properties in the block.





Ground Floor Approx Area = 59.35 sq m / 639 sq ft

Measurements are approximate, not to scale,
illustration is for identification purposes only.

www.focuspointhomes.co.uk



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | 69 C | 71 C |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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