



159 Nickling Road  
Banbury, Oxon, OX16 1BB



ROUND & JACKSON  
ESTATE AGENTS









**A spacious three bedroom detached house located within this sought after modern development on the north side of town.**

#### The property

159 Nickling Road, Banbury is a spacious three bedroom detached house which is pleasantly located within this highly regarded new development on the northern side of town. There are many amenities close by which includes a parade of shops, primary and secondary schooling and a community centre. On the ground floor there is a hallway, a kitchen/dining room, a utility room, a sitting room and a cloakroom. On the first floor there is a master bedroom with en-suite, two further bedrooms and a family bathroom. To the side of the property there is a driveway and single garage and to the rear there is a lawned walled garden. We have prepared a floorplan to show the room sizes and layout. Some of the main features include:

#### Entrance Hallway

Wood effect flooring, stairs to the first floor and doors to all ground floor accommodation.

#### Cloakroom

Low level WC and wash hand basin.

#### Sitting Room

Space for lounge and dining furniture, bay window to the side.

#### Kitchen/Dining Room

Fitted with modern eye level cabinets and base units and drawers, work surfaces with inset one and a half bowl sink and drainer and a four ring gas hob with extractor over. Integrated appliances include a double oven, a fridge-freezer and dishwasher. Double doors to the garden, space for a table and chairs, door to the utility.

#### Utility Room

Space and plumbing for a washing machine and tumble dryer, wall mounted boiler, storage cupboard and a door to the side.

#### First Floor Landing

Hatch to loft space, storage cupboard and doors to all first floor accommodation.



#### Master Bedroom

A double room with fitted wardrobes and an en-suite shower room.

#### Bedroom Two

A double room with a window to the side.

#### Bedroom Three

A double room with a window to the front.

#### Family Bathroom

Fitted with a modern suite comprising a panelled bath with a shower over, a wash hand basin and low level WC. Tiling to walls, window to the front.

#### Outside

To the side of the property there is a driveway with parking for up to three vehicles and single garage. To the rear there is a lawned wall garden with a paved patio adjoining the house.



### Situation

Banbury is a thriving market town located just north of Oxford amidst beautiful rolling countryside. The town is steeped in history and is now a modern centre with a full range of shops, supermarkets, a cinema complex, restaurants and leisure facilities. Communication links are excellent with Junction 11 of the M40 situated approximately two miles north east. Banbury railway station provides regular trains to all parts of the country with London and Birmingham a comfortable commute (London Marylebone from 57 minutes and Birmingham New Street from 44 minutes). Birmingham Airport is about 40 miles distant and Heathrow and Luton Airports are also within easy reach. There is a local supermarket a short walk from the property. The local area provides a range of primary and secondary schools; with the North Oxfordshire Academy and Hanwell Fields Academy both only a mile away.

### 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. Turn left at the first roundabout where the property will be found after a short distance on your right.



### Services

All mains services connected.

### Local Authority

Cherwell District Council. Tax band D.

### Viewing Arrangements

By prior arrangement with Round & Jackson

### Tenure

A freehold property.

**Asking Price £359,950**

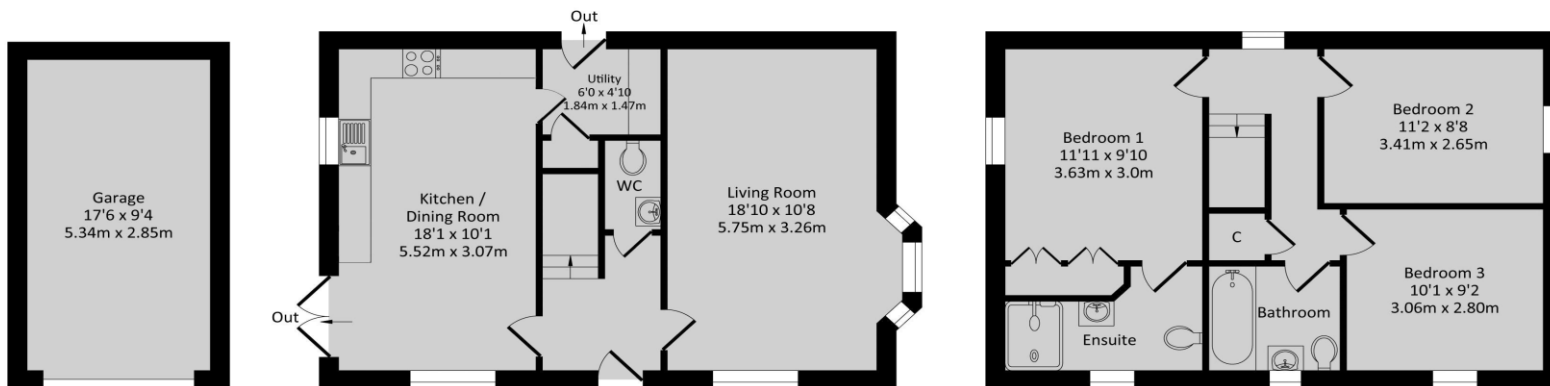




Garage  
Approx. Floor  
Area 164 Sq.Ft.  
(15.20 Sq.M.)

Ground Floor  
Approx. Floor  
Area 504 Sq.Ft.  
(46.80 Sq.M.)

First Floor  
Approx. Floor  
Area 497 Sq.Ft.  
(46.20 Sq.M.)



Total Approx. Floor Area 1165 Sq.Ft. (108.20 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.



**IMPORTANT NOTE TO PURCHASERS:** We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.

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