



43 Hereford Way
Banbury



ROUND & JACKSON
ESTATE AGENTS



43 Hereford Way

Banbury, Oxon, OX16 1FT

£245,000

A well presented two bedroom, semi-detached house with a single garage and driveway parking. Located in a quiet cul-de-sac location close to amenities and schooling. Available for sale with no onward chain.

The Property

43 Hereford Way, Banbury is a well presented two-bedroom, semi-detached house which is pleasantly located in a tucked away position on the northern outskirts of Banbury and close to amenities and schooling. The property has spacious accommodation arranged over two floors and is well laid out. On the ground floor there is a small entrance porch, a sitting room and kitchen. On the first floor there is a central landing, two good sized bedrooms and a family bathroom. Outside of the property to the front there is a driveway located in front of the single garage and a small area of garden with steps leading to the front door. The main area of garden is located to the rear and is predominantly laid to lawn and is enclosed with a patio seating area adjoining the house.

We have prepared a floor plan to show the room sizes and layout, some of the main features include:

Entrance Porch

Main door to front and door leading to;

Sitting Room

A spacious reception room with a window to the front aspect, stairs rising to the first floor and open archway to the kitchen.

Kitchen

Fitted with a range of eye level cabinets with base units and drawers with work surfaces over, tiled splash backs, an inset sink and draining board, space and plumbing for a washing machine and free standing fridge/freezer and a useful storage cupboard. There is an integrated single oven with a four ring gas hob above and extractor hood over with a window and door to the rear garden.

First Floor Landing

With doors to all first floor accommodation, airing cupboard which houses the combi-boiler and hatch to the loft space.

Bedroom One

A double bedroom with two windows to the front aspect and a double fitted wardrobe.

Bedroom Two

A small double bedroom with a window to the rear aspect.

Family Bathroom

Fitted with a white suite comprising a panelled bath with a shower over, W.C., wash hand basin, heated towel rail, tiled splash backs and a window to the rear aspect.

Garage & Parking

A single garage with an up and over door to the front and personal door to the rear leading to the garden with power and light connected. There is a tandem driveway directly in front.

Outside

To the front of the property there is a small lawned garden and gravelled area adjacent to the driveway and with paved steps leading to the front door. The main area of garden is enclosed and located to the rear. It is predominantly laid to lawn with a small patio seating area adjoining the house with established hedges and shrubs.

Directions

From Banbury town centre proceed along the Warwick Road and continue out of town for approximately one and a quarter miles. Having passed the Barley Mow Public House, take the second exit at the next roundabout onto Highlands. Take the third turn on your left into Hereford Way and then take the second right hand turn. Follow this road along and bare left at the second left hand turn. The property is the second property on the left hand side in a tucked away position.

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.

Services

All mains' services are connected.

Local Authority

Cherwell District Council. Tax band B.

Viewing Arrangements

By prior appointment with Round & Jackson.

Tenure

A freehold property.





Ground Floor Approx Area = 28.82 sq m / 310 sq ft
 First Floor Approx Area = 27.55 sq m / 297 sq ft
 Garage Approx Area = 17.53 sq m / 189 sq ft
 Total Area = 73.90 sq m / 796 sq ft

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

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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