



6 Cover Drive

Bodicote, Banbury, Oxon, OX16 9LL



ROUND & JACKSON
ESTATE AGENTS





An immaculately presented, three-bedroom semi-detached home with off road car parking located on this highly regarded modern development on the southern side of town.

The Property

6 Cover Drive, Bodicote, Banbury is an immaculately presented, three-bedroom, semi-detached house with off road parking and located in this highly regarded modern development on the southern side of town close to amenities and countryside walks. The property was constructed in 2022 with upgrades including a high-quality kitchen, flooring, light fittings and bathrooms. The accommodation is well laid out and is arranged over two floors. On the ground floor there is an entrance hallway, cloakroom/W.C., sitting room and modern kitchen/diner to the rear with Antico wood effect flooring throughout the downstairs. On the first floor there is a central landing, family bathroom and three bedrooms with an en-suite shower room to the master. Outside of the property to the front there is a small garden area with established shrubs and hedges, a tandem driveway to the side of the property to provide off road parking for two vehicles. To the rear of the property there is a large garden which is predominantly laid to lawn with a good sized 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 Hallway

With doors to the cloakroom and sitting room and Antico wood effect flooring.

Sitting Room

A spacious reception room with a window to the front aspect, a continuation of the Antico flooring and door to the inner hallway.

Inner Hallway

Stairs rising to the first floor and door to the kitchen/diner.

Kitchen/Diner

Fitted with a range of modern, shaker style eye level cabinets with base units and drawers, work surfaces over and a window to the rear aspect. There is an integrated fridge/freezer, dishwasher, washer/dryer, inset sink and draining board and an integrated single oven with a four-ring gas hob above with extractor hood over. Within the dining area there is ample space for furniture and double French doors leading to the garden.

First Floor Landing

Doors to all first-floor accommodation, hatch to loft space and airing cupboard.

Bedroom One

A good-sized double bedroom with a double fitted wardrobe, door to the en-suite and two windows to the rear aspect.

En-Suite

Fitted with a modern white suite comprising a W.C., wash hand basin and shower cubicle. There is a heated towel rail, high quality tiled flooring and splash backs and window to the side aspect.

Bedroom Two

A good-sized double bedroom with a window to the front aspect.

Bedroom Three

A single bedroom with a window to the front aspect.

Family Bathroom

Fitted with a modern white suite comprising a panelled bath, W.C., wash hand basin and heated towel rail. There are attractive tiled splash backs and flooring and a window to the side aspect.



Outside

To the front of the property there is a small area of garden with established shrubs and a path leading to the front door. There is a tandem driveway to the side of the property providing off road parking for two vehicles. The main area of garden is located to the rear and is predominantly laid to lawn with a patio seating area adjoining the house along with outside lights, power and tap.

Situation

Bodicote is a popular and thriving village lying approximately a mile and a half South of Banbury. It has a community feel with such groups as The Bodicote Cricket Club and Bodicote Players Amateur Dramatics Group. Within the village amenities include a Post Office/shop, a farm shop, two public houses, an Indian restaurant, Bishop Loveday Church of England Primary School, village hall, Banbury Rugby Club, Kingsfield sports and recreation area with children's playground, Bannatyne's Health and Leisure Club, and a bus service to and from the town centre.

Directions

From Banbury town centre proceed in a southerly direction via the Oxford Road (A4260). Continue for approximately 1.5 miles and leave on the left hand slip road where sign posted for Bodicote. Turn right at the small roundabout, over the flyover and straight ahead at the next roundabout into Bodicote on White Post Road. Bare to the right into Blackwell Drive and continue for a short distance before taking the second left hand turn into Cover Drive where the house will be found on your right hand side.



Services

All mains services connected. The gas fired boiler is located in the kitchen.

Local Authority.

Cherwell District Council. Council tax band C.

Viewing Arrangements.

Strictly by prior arrangement with Round & Jackson.

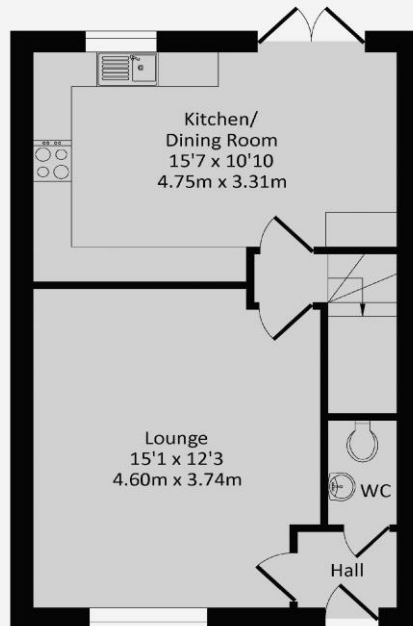
Estate Charge

The annual estate charge of £148.25.

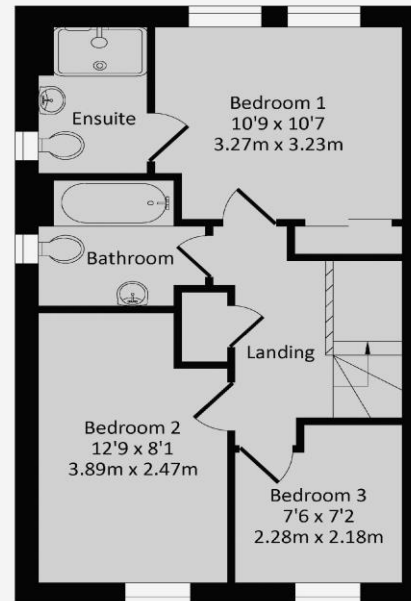
Asking Price: £369,995



Ground Floor
Approx. Floor
Area 407 Sq.Ft.
(37.80 Sq.M.)



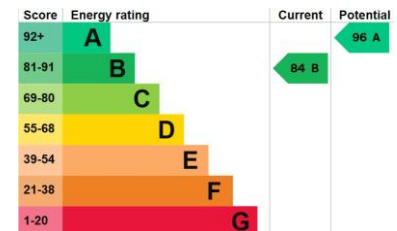
First Floor
Approx. Floor
Area 407 Sq.Ft.
(37.80 Sq.M.)



Total Approx. Floor Area 814 Sq.Ft. (75.60 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.



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.

Banbury - The Office, Oxford Road, Banbury, Oxon, OX16 9XA

T: 01295 279953 E: office@roundandjackson.co.uk

Bloxham - High Street, Bloxham, Oxon, OX15 4LU

T: 01295 720683 E: office@roundandjackson.co.uk

www.roundandjackson.co.uk

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.



ROUND & JACKSON
ESTATE AGENTS