



Red Poll Close  
Banbury

  
ROUND & JACKSON  
ESTATE AGENTS

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# 16 Red Poll Close

Banbury, Oxon, OX16 1UG

£245,000

A spacious three bedroom terraced house with private, south facing rear garden located on the northern outskirts of Banbury and close to amenities. Available for sale with no onward chain.

## The Property

16 Red Poll Close, Banbury is a spacious three-bedroom family home which is located on the Hardwick development on the northern side of town. There are many amenities close by which include primary and secondary schooling, a range of shops and doctors' surgery. The property has accommodation arranged over two floors and at the ground level there is an entrance hallway, cloakroom/W.C., kitchen/breakfast room and a spacious sitting room at the rear. On the first floor there are three bedrooms and a family bathroom. Outside to the rear there is an enclosed and private south facing rear garden and to the front there is a small lawned garden area with a sloped path leading to the front door.

We have prepared a floorplan to show the room sizes and layout. Some of the main features include:

## Entrance Hallway

Stairs rising to the first floor, doors leading into the sitting room, kitchen/breakfast room and cloakroom/W.C.

## Cloakroom/W.C.

Fitted with a wash hand basin, W.C. and a window to the front aspect.

## Sitting Room

Located to the rear of the property, a spacious reception room with double French doors leading to the garden.

## Kitchen/Breakfast Room

Fitted with a range of eye level cabinets with base units and drawers and work surfaces over and a bay window to the front. There is a one and a half bowl sink and draining board, space and plumbing for a dishwasher, washing machine and oven with an extractor hood over. Built-in storage cupboard and space for a table and chairs with window hatch looking into the sitting room.

## First Floor Landing

With doors to all first floor accommodation, hatch to the loft space and two useful storage cupboards.

## Bedroom One

A large double bedroom with a window to the front aspect.

## Bedroom Two

A double bedroom with a window to the rear aspect.

## Bedroom Three

A good sized single bedroom with a window to the rear aspect.

## Family Bathroom

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

### Outside

To the rear of the property there is a south facing, enclosed garden which has a patio seating area adjoining the property and a further lawned area. There are established trees to provide a good level of privacy and a useful brick built shed next to the gated rear access. To the front, there is a small lawned garden area with a sloped pathway leading to the front door.

### 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, turn right, taking the second exit at the next roundabout onto Highlands. Take the second right hand turn into Sussex Drive and then take the third turn on your left into Red Poll Close. Continue for a short distance following the numbering system where the property will be found on your right.

### 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. The gas fired boiler is located in the kitchen.

### Local Authority

Cherwell District Council. Tax band B.

### Viewing Arrangements

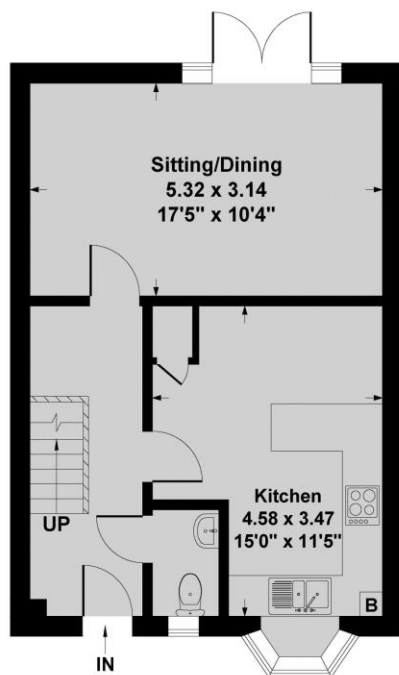
By prior arrangement with Round & Jackson

### Tenure

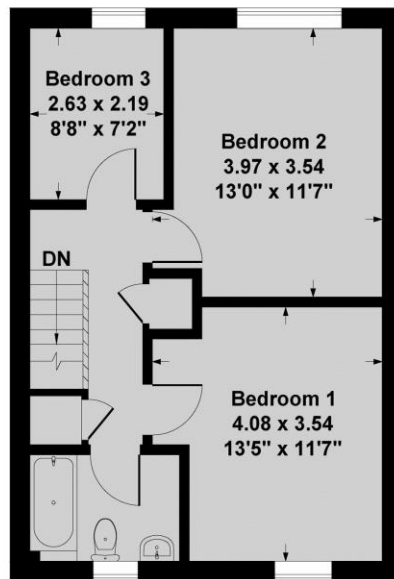
A freehold Property.







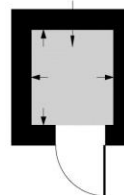
Ground Floor



First Floor



Store  
1.41 x 1.24  
4'8" x 4'1"

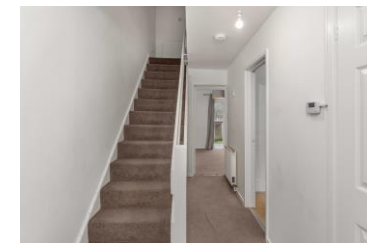


Outbuilding

Ground Floor Approx Area = 42.47 sq m / 457 sq ft  
First Floor Approx Area = 41.86 sq m / 451 sq ft  
Outbuilding Approx Area = 1.74 sq m / 19 sq ft  
Total Area = 86.07 sq m / 927 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		88 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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