



65 Hobby Road
Bodicote, OX15 4GH



ROUND & JACKSON
ESTATE AGENTS





A well presented and spacious, three bedroom, semi-detached house with off road parking and a single garage which is pleasantly located within this popular modern development.

The Property

65 Hobby Road, Bodicote is a well presented, semi-detached house which is pleasantly located on this popular modern development on the south side of town. Constructed by Barratt Homes in 2016, the property has spacious accommodation which is arranged over two floors. On the ground floor there is an entrance hallway, cloakroom/W.C., kitchen/dining room and a sitting room. On the first floor there is a central landing, three bedrooms with an en-suite to the master and a family bathroom. The main area of garden is located to the side and is predominantly laid with artificial lawn with a patio seating area, a walled perimeter and gated side access which leads to the single garage and driveway parking. We have prepared a floor plan to show the room sizes and layout, some of the main features include:

Entrance Hallway

With main door to front, stairs rising to the first floor and doors to all ground floor accommodation.

Cloakroom/W.C

Fitted with a wash hand basin and WC.

Sitting Room

A light room with two windows to the front and side and ample space for furniture.

Kitchen/Dining Room

Located to the side with double doors leading to the garden. The kitchen is fitted with a range of modern eye level cabinets with base units and drawers, work surfaces over and an inset sink and draining board with a window overlooking the garden. There is integrated washer/dryer, dishwasher, fridge/freezer, single oven with a four-ring electric hob over and extractor hood over. There is a useful understairs storage cupboard/pantry and within the dining area there is ample space for furniture with two windows to the front.

First Floor Landing

A central landing with doors to all first floor accommodation and a hatch to the loft space.

Master Bedroom & En-Suite

A double bedroom with dual aspect windows to the front and side. There is a door which leads to the en-suite which is fitted with a double shower cubicle, W.C. and wash hand basin with a window to the front aspect.



Bedroom Two

A double bedroom with dual aspect windows to the front and side and a useful storage cupboard.

Bedroom Three

A single bedroom with a window to the side aspect.

Family Bathroom

Fitted with a modern white suite comprising a panelled bath with a shower over, W.C., wash hand basin and a window to the side aspect.

Garage & Parking

To the side of the property there is a single garage with an up and over door to the front with power and light connected. There is a driveway directly in front.

Outside

To the front of the property there is a gravelled garden area which wraps around the house. The main area of garden is located to the side and has artificial lawned areas and paved seating area adjoining the house with a path leading to the gated access.



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, farm shop, two public houses, 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 the town centre. Longford Park is a popular and relatively new development which is located on the eastern side of the village. There are many amenities which include the beautiful country park with meandering pathways to the the canal, a community hall, the Longford Park primary school, football pitches and sports pavilion and there is provision for retail units. 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.

Directions

From Banbury Cross proceed southwards via the Oxford Road and continue for just over a mile until you go under the Bodicote flyover and past the petrol station on your left. At the traffic lights turn left into the Longford Park development and continue on this road. Turn right, after passing the community hall, into Hobby Road. Continue for a short distance and take the third turn on the left where the property will be found immediately on the right hand side.

Services

All mains' services connected.

Local Authority

Cherwell District Council. Tax band D.

Viewing arrangements

By prior arrangement with Round & Jackson.

Tenure

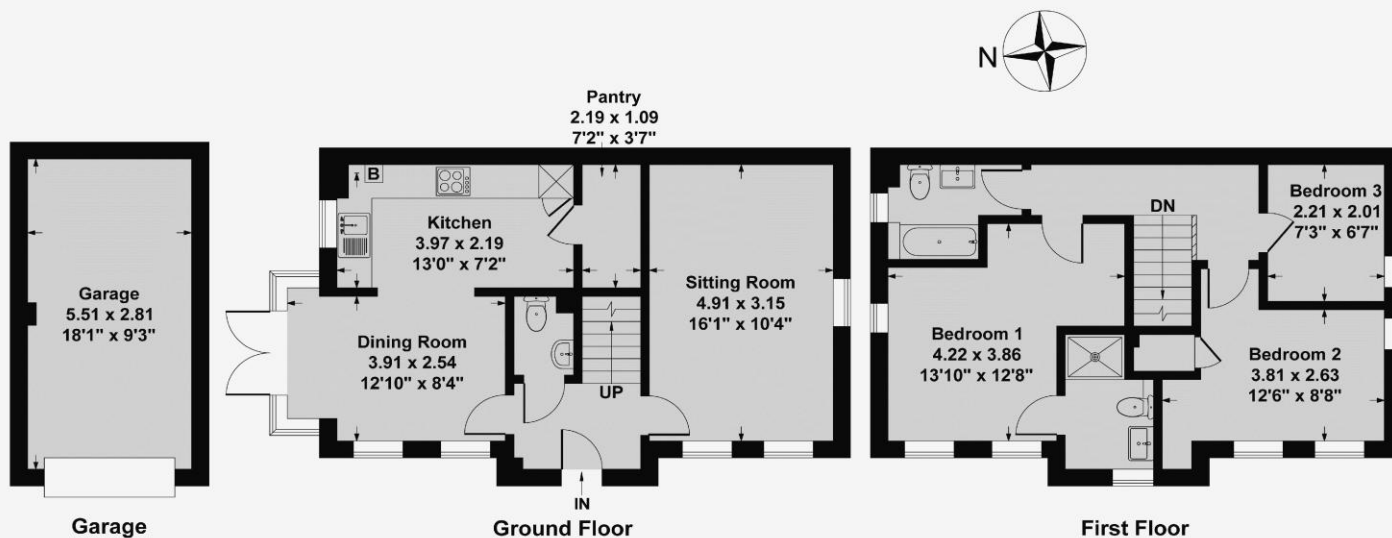
A freehold property

Anti Money Laundering

In line with current Anti-Money Laundering regulations, all buyers are required to complete identity and Anti-Money Laundering checks before we are able to mark a property as Sold Subject to Contract.

Asking Price: £350,000





Ground Floor Approx Area = 44.84 sq m / 483 sq ft
 First Floor Approx Area = 42.86 sq m / 461 sq ft
 Garage Approx Area = 15.48 sq m / 167 sq ft
 Total Area = 103.18 sq m / 1111 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		
69-80	C	79 C	84 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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