

Sir Henry Jake Close, Banbury, Oxon, OX16 1EY



We are pleased to present this well presented two bedroom coach house situated in the popular Hanwell Fields Estate on the outskirts of Banbury. The property benefits from having a single garage below with power and light, gas central heating and spacious living areas.



Investment Property Sales & Purchase

ACCOMMODATION

ENTRANCE HALL:	Door to front aspect. Stairs leading to;
LOUNGE/DINER:	16'4 x 11'7 Window to front and side aspect.
KITCHEN:	9'10 X 5'6 Window to rear aspect. With range of modern floor and wall mounted units. Built in four ring gas hob with electric oven below and extractor hood above. Integrated fridge/freezer.
BEDROOM ONE:	12'2 x 8'3 Window to front aspect. Built in double wardrobe with single cupboard to the side.
BEDROOM TWO:	9'7 x 7'3 Window to rear aspect.
BATHROOM:	9'8 x 6'2 Velux skylight. Comprising suite of bath with shower over, wash hand basin and low level w/c.
HEATING:	Gas central heating.
PARKING:	Single garage with allocated parking in front.
COUNCIL TAX:	Band B
REFERENCE:	222
EPC RATING:	C
TENURE:	Leasehold
Lease remaining:	976 years remaining (999 years from 2003)
Ground rent:	TBC
Annual service charge:	£506.00 per annum
Local Authority	Cherwell District Council.
Viewings	Through Chattel House.
Price	£200,000. Leasehold.



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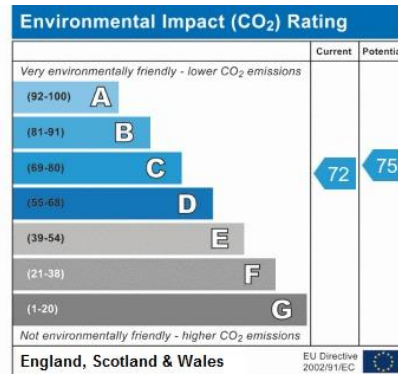
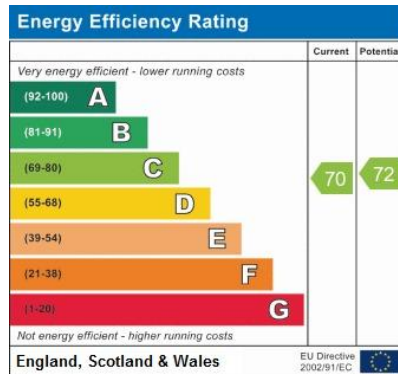
Registered Office: 2 Crossways Business Centre, Bicester Road, Kingswood, Aylesbury, Bucks. HP18 0RA



CHATTEL HOUSE

INTELLIGENT PROPERTY

Packington House, 3 - 4 Horsefair, Banbury, Oxon. OX16 0AA



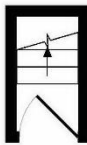
Address:
3, Sir Henry Jake Close, Banbury, OXON, OX16 1EY

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222

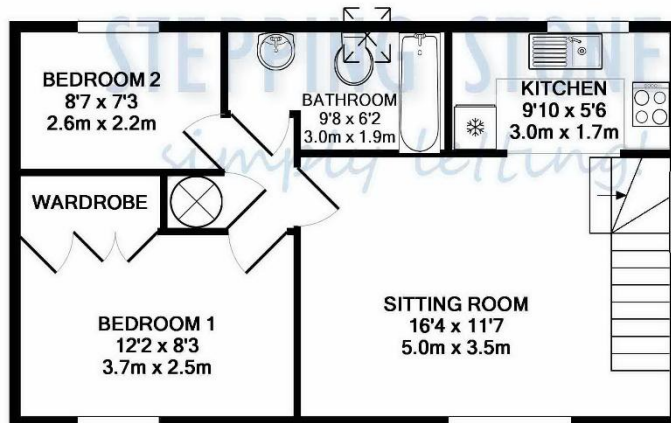
TOTAL APPROX. FLOOR AREA 505 SQ.FT. (46.9 SQ.M.)

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 and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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ENTRANCE FLOOR
APPROX. FLOOR
AREA 17 SQ.FT.
(1.6 SQ.M.)



GROUND FLOOR
APPROX. FLOOR
AREA 488 SQ.FT.
(45.3 SQ.M.)

Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, then professional verification should be sought. These particulars do not constitute part, or all of, an offer or contract and are not to be relied upon as statement of representation or fact. Chattel House have not carried out a structural survey and the services, appliances, equipment, fixtures and fittings have not been tested and no guarantees as to their operating ability or efficiency are given. The measurements and floorplans supplied are for general guidance only and are not to scale. All dimensions and compass positions are approximate and for guidance only and should not be relied upon. Photographs are reproduced for general information, and it cannot be inferred that any item shown is included in the sale.

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