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Bourton Road, Banbury, OX16 2DL

Guide Price £340,000

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Property Ref:JV0032

Freehold:

The property is set back from the road with allocated parking for two cars to the front plus a small front garden and pathway providing access to the rear garden. The front door opens into the hallway where you can find stairs rising to the first floor landing plus doors opening to all ground floor accommodation.

The sitting room is situated on the front of the house with a bay window. fitted with Amtico flooring and recessed ceiling lights. Spanning the rear of the property, is the generous kitchen/dining room, with a comprehensive range of cabinets and fully fitted appliances along with French doors leading out to the west facing rear garden, this really is lovely room to spend time in.

To the first floor are a master bedroom with en suite shower room, two further bedrooms, the family bathroom and access to the loft space which has been partial boarded and now provides plenty of useful storage space.

The rear garden is west facing and fully enclosed by timber fencing making it a secure space for children. The garden is laid mainly to lawn with a paved patio area.

Agents Note: As with most modern housing developments there is a small annual charge to look after the green areas of the site. In this instance the fee is in the region of £191 per annum.

As a family friendly property, it's important to know there's an "Outstanding" local school on your doorstep. The brand new Cherry Fields Primary School was built for the estate and opened in 2020 - it's literally a 1 minute walk away at the end of the road!

For older kids, North Oxfordshire Academy (rated "Good" by Ofsted) is only 7 minutes drive away.





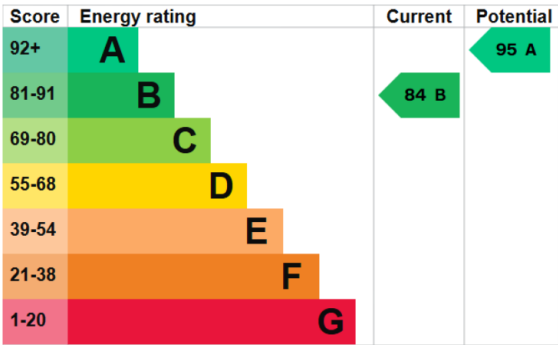
- BEAUTIFULLY PRESENTED THROUGHOUT
  - KITCHEN/DINER
  - OFF ROAD CAR PARKING
  - CLOSE TO LOCAL PLAY AREAS
  - Property Ref: JV0032
- THREE BEDROOMS
  - TWO BATHROOMS
  - WEST FACING REAR GARDEN
  - Council Tax Band Band C



### Energy rating and score

This property's energy rating is B. It has the potential to be A.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.