

33 Myers Way
Charlton



ROUND & JACKSON
ESTATE AGENTS



33 Myers Way

Charlton, OX17 3D

£208,000 (80% Share)

A rare opportunity to purchase an 80% share of this modern, two-bedroom home which is located in the popular village of Charlton. Fronting a pleasant green area and benefitting from driveway parking for two vehicles.

The Property

33 Myers Way, Charlton is a modern two-bedroom terraced home. The property is being sold as an 80% share and a rent of £139.42 per month is payable on the remaining share. The property can only remain as 80% ownership and staircasing isn't possible. The property was built in 2002 and has around 77 years remaining on the lease. The property has a private garden, two parking spaces and fronts a large and very pleasant grassed area. The living accommodation is arranged over two floors and is well laid out. On the ground floor there is an entrance hallway, W.C, sitting room and a kitchen diner. On the first floor there is a landing, two double bedrooms and a bathroom. To the rear of the property there is a low maintenance garden with parking for two vehicles behind. We have prepared a floorplan to show the room sizes and layout. Some of the main features include:

Entrance Hallway

Doors leading into the sitting room, kitchen diner and W.C. Tiled flooring.

Sitting Room

A good size sitting room with a window to the front aspect and French doors leading into the garden. Stairs rising to the first floor and wooden flooring throughout.

Kitchen Diner

A large kitchen diner with space for a table and chairs. The kitchen is fitted with a range of cream coloured, shaker style cabinets, with wood effect worktops over and attractive tiled splash backs. There is an inset sink and drainer and there is a window to the front aspect and a window and door leading into the rear garden. There is an integrated double oven, a four-ring gas hob and an extractor hood. There is space and plumbing for a washing machine and dishwasher and space for a fridge. The floor area is tiled throughout, with electric underfloor heating, and there is a wall mounted Worcester gas fired boiler.

W.C

Fitted with a white suite comprising a toilet and hand basin with laminate flooring throughout.

First Floor Landing

Doors to all first floor rooms with a window to the front aspect and a large built-in storage cupboard which also houses the hot water tank. There is a loft hatch, with ladder fitted, which provides access to a partially boarded loft space.

Bedroom One

A large double bedroom with dual aspect windows to the front and rear and fitted wardrobes to one wall. Plenty of space for furniture.

Bedroom Two

A good size double bedroom with a window to the rear aspect. Plenty of space for furniture.



Family Bathroom

Fitted with a white suite comprising a panelled bath, with mixer shower over, a toilet and a wash basin. There are tiled splash backs, laminate flooring and there is a heated towel rail and a window to the front aspect.

Outside

To the rear there is a private garden with a paved patio adjoining the house and an artificial lawned area. There are planted borders, a shed and there is gated access leading to two allocated parking spaces for the property. To the front there is a central pathway leading to the front door and a canopy porch. There are two further artificial lawned areas to both sides. The property fronts a large grassed area, ideal for children.

Directions

From Banbury Town centre proceed in a southerly direction on the Oxford Road and continue for roughly 2 miles until Twyford is reached. Continue for another 1/4 mile until you reach the traffic lights and then turn left onto the Aynho Road. Continue for around 2 miles and turn left as you enter the village onto the Charlton Road. Follow this road for around 2 miles and enter the village of Charlton. Bear right as the road splits onto Farthinhoe Road and turn left into Myers Close after around 500 yards. Follow the road down and then bear left where Number 33 will be found in the bottom left hand corner of the cul-de-sac. The rear of the property and parking is accessed from the cul-de-sac, the front door is accessed through the opening at the end of the terrace heading towards the green.

Situation

Charlton is a popular village situated on the Oxfordshire/Northamptonshire borders. Facilities include a Primary school, pre-school/nursery, public house and Church. The local towns of Brackley, Banbury and Bicester provide further facilities, whilst the larger centres of Milton Keynes and Oxford are both within easy reach. There are train services to London Marylebone from Banbury station (under an hour), Kings Sutton and Bicester. Access to the M40, at junction 10, is approximately 5 miles away.

Services

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

Local Authority

South Northamptonshire Council. Tax band C.

Viewing Arrangements

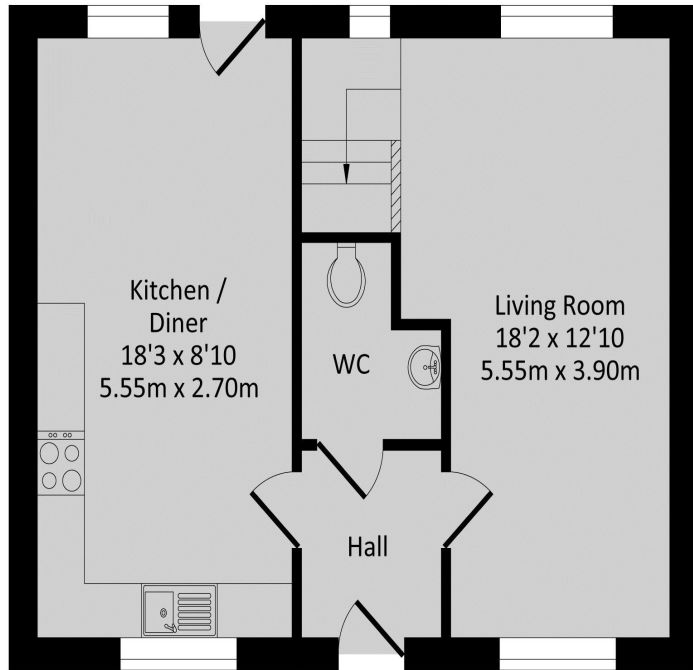
By prior arrangement with Round & Jackson.

Tenure

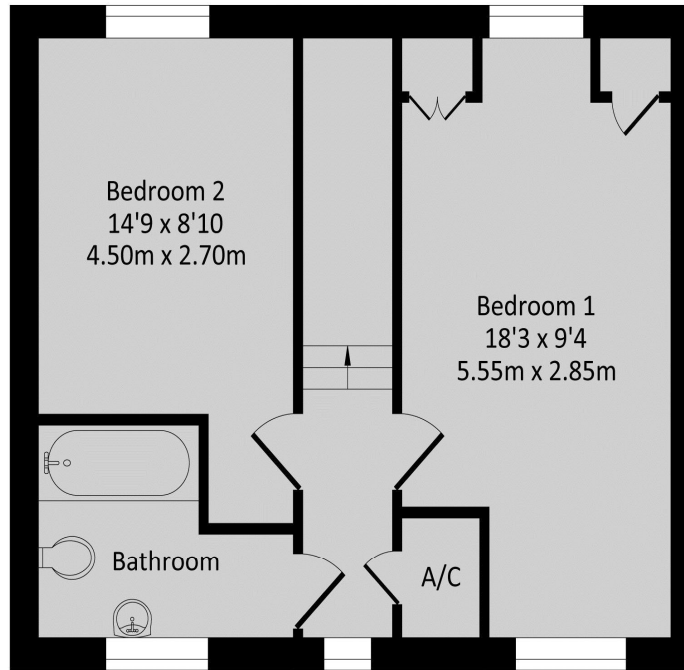
A leasehold property with an 80% share being sold. There is around 77 years left on the lease. 80% is the maximum share which can be purchased. Rent of £139.42 per month for the remaining 20% share.



Ground Floor
Approx. Floor
Area 400 Sq.Ft.
(37.2 Sq.M.)



First Floor
Approx. Floor
Area 400 Sq.Ft.
(37.2 Sq.M.)



Total Approx. Floor Area 800 Sq.Ft. (74.4 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.



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 90 B |
| 69-80 | C | 72 C | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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