



151 Bloxham Road
Banbury, Oxfordshire, OX16 9JU



ROUND & JACKSON
ESTATE AGENTS





A greatly improved and beautifully presented three bedroom 1930's semi detached house with a large rear garden located on this highly sought after road close to the town centre.

The property

151 Bloxham Road, Banbury is a beautifully presented three bedroom semi detached house which is conveniently located on this highly regarded road on the southern edge of town. There are some lovely original features which include the window bays, open fireplaces, picture rails, skirting boards and doors. On the ground floor there is an entrance hallway, a cloakroom, a beautiful sitting room with a bay window and an open fireplace and a modern open plan kitchen/dining room which has been re-fitted and has access to the rear garden. On the first floor there is a spacious landing, three bedrooms and a modern family bathroom with separate W.C. Outside there is a driveway and lawned garden to the front and to the rear there is a large landscaped garden with a single garage which is accessed via the side driveway. We have provided a floorplan to show the room sizes and layout. Some of the main features include:

Entrance Hallway

With wood flooring, stairs to the first floor and doors to all ground floor accommodation.

Cloakroom

Wash hand basin, W.C. heated towel rail, window to the side.

Sitting Room

A beautiful room with a large bay window to the front, a central fireplace and wood effect flooring.

Kitchen/Dining Room

Recently re-fitted and expertly designed with modern Shaker style wall cabinets and base units and drawers with work surfaces over and an inset sink. Integrated fridge/freezer, oven and hob with extractor over, dishwasher. Double doors to the garden, a door to the side and a useful pantry area. There is a utility cupboard with space and plumbing for a washing machine and tumble dryer which is accessed from the side driveway.

First Floor Landing

Hatch to loft space, storage cupboard and doors to all first floor accommodation.

Bedroom One

A double room with a bay window to the front.

Bedroom Two

A double room with a window to the rear and an attractive original fireplace.

Bedroom Three

A good sized room with a window to the front and a built in cupboard.

Bathroom

Fitted with a shower bath and a wash hand basin. Travertine tiling to walls, heated towel rail and a window to the rear. The cloakroom is opposite the bathroom and has a low level W.C.

Outside

To the front of the property there is a pretty lawned garden which is pleasantly landscaped and a driveway which extends to the side and gives access to the garage and a utility cupboard with space and plumbing for a washing machine and tumble dryer. The rear garden is a particular feature which extends to approximately 80 feet in length and is predominantly laid to lawn. There is a paved patio adjoining the house, a variety of established trees and well stocked flower and plant borders.



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 (51 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 in a southerly direction along South Bar and at the traffic light controlled junction, turn right onto the Bloxham Road. Continue for approximately a half of a mile then turn left on to the slip road just past The Easington pub where the property will be found on the left.



Services

All mains services connected. Gas fired central heating.

Local Authority

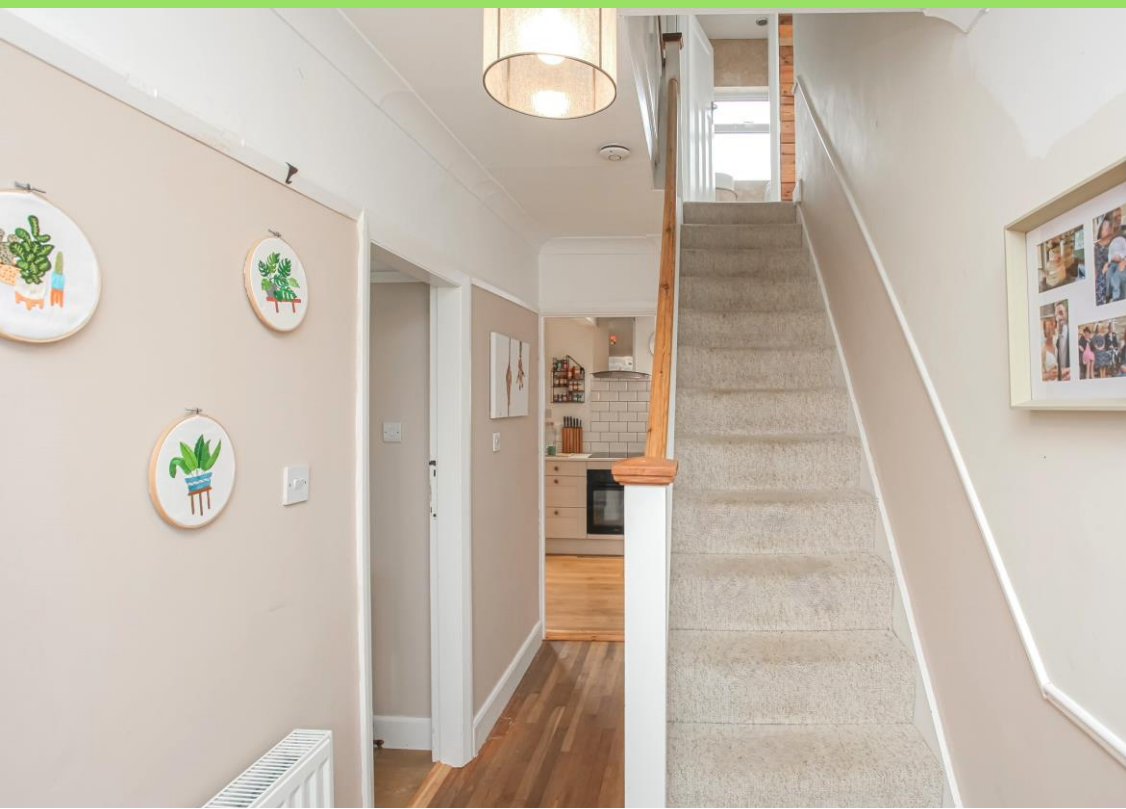
Cherwell District Council. Tax band D.

Viewing Arrangements

Strictly by prior arrangement with Round & Jackson.

Tenure

A Freehold Property

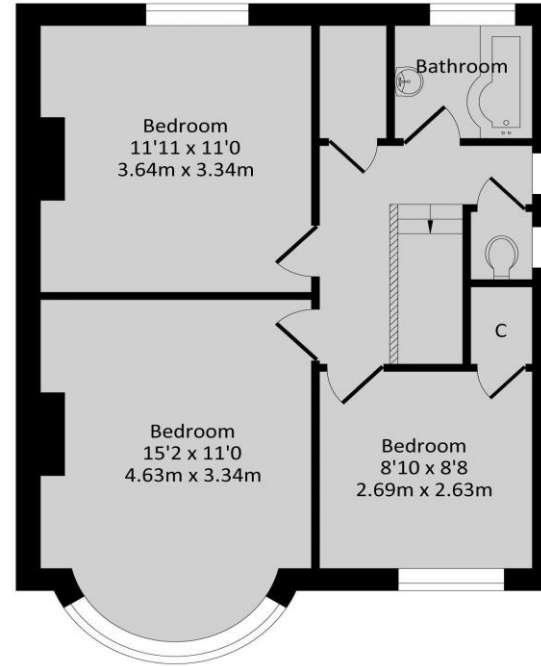
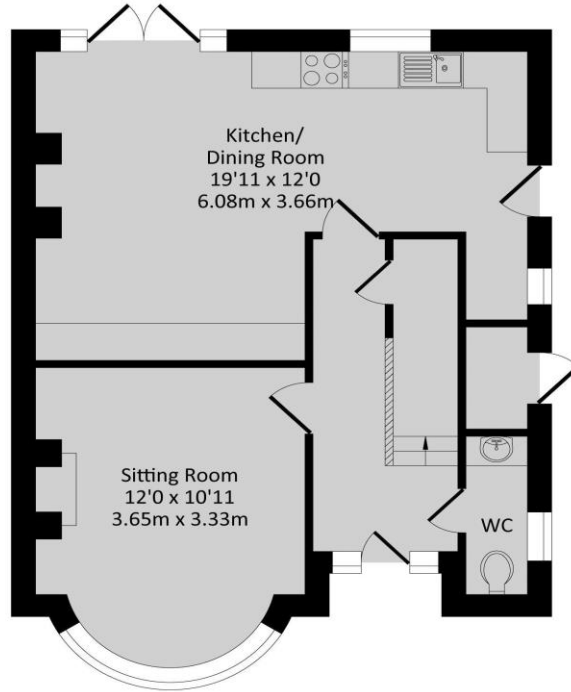
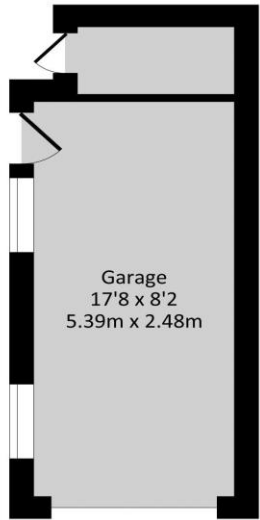


Garage
Approx. Floor
Area 165 Sq.Ft.
(15.30 Sq.M.)

Ground Floor
Approx. Floor
Area 493 Sq.Ft.
(45.80 Sq.M.)



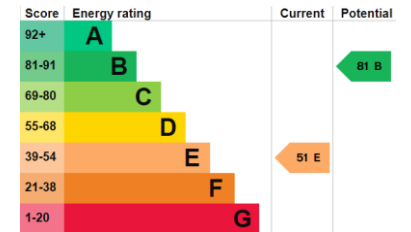
First Floor
Approx. Floor
Area 506 Sq.Ft.
(47.0 Sq.M.)



Total Approx. Floor Area 1164 Sq.Ft. (108.10 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.



IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.

Banbury - The Office, Oxford Road, Banbury, Oxon, OX16 9XA

T: 01295 279953 E: office@roundandjackson.co.uk

Bloxham - High Street, Bloxham, Oxon, OX15 4LU

T: 01295 720683 E: office@roundandjackson.co.uk

www.roundandjackson.co.uk

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