



Lenton Road  
Banbury



**ROUND & JACKSON**  
ESTATE AGENTS



# 10 Lenton Road

Banbury, Oxfordshire, OX16 9ED

£310,000

A well presented two bedroom semi detached bungalow with a double garage located on the south side of town close to Salt Way bridle path and a wide range of amenities.

## The Property

10 Lenton Road, Banbury is a well-presented, semi detached bungalow which is conveniently located on a quiet road within the popular Timms Estate on the south side of town. There are a wide range of amenities close by and the town centre is only a short drive. The accommodation is well planned with a sitting room, two good sized bedrooms, a bathroom and a fitted kitchen with access to the garden via the conservatory. Outside there is a garden, a driveway and a double garage. We have prepared a floorplan to show the room sizes and the layout. Some of the main features include:

## Porch

Recessed porch with door to;

## Entrance Hall

Spacious hallway, hatch to loft space, doors to;

## Sitting Room

An attractive light reception room with space for living and dining furniture and featuring a bay window to the front.

## Kitchen/Breakfast Room

Fitted with a smart range of cream slab fronted wall and floor cabinets with wood work surfaces. Useful large pantry cupboard. Built in gas hob with stainless steel extractor hood over, built in electric oven. Single sink and drainer unit with mixer tap. Space and plumbing for washing machine, space for fridge/freezer. Laminate flooring. Window and door to rear garden.

## Bedroom One

A spacious double bedroom with a window to rear aspect.

## Bedroom Two

A smaller double bedroom with a window to front aspect.

## Bathroom

Re-fitted with a white suite comprising a panelled bath with an electric shower over, W/C and wash basin. Tiled walls. Obscure glazed window to rear aspect. Airing cupboard housing hot water cylinder.

## Garage

A detached double garage with an electric up and over door accessed via the double width driveway together providing parking for several cars.

### Gardens

To the front of the property there is a lawned garden area enclosed by a low brick wall and with a gated path to the front and side. The rear garden is laid to lawn with well stocked flower and plant borders and a paved patio adjoining the house. Pedestrian access to the garage.

### Directions

From Banbury Cross proceed via South Bar and into the Oxford Road. Continue for approximately half of a mile past our offices and Sainsbury's supermarket then turn right into Grange Road. Continue and take the left hand turn into Timms Road then the second left hand turn into Lenton Road. Number 10 will be found towards the end of the road on your right hand side.

### 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 the Town and many places of historical interest are within easy reach.

### Services

All mains services connected.

### Local Authority

Cherwell District Council. Tax band C.

### Viewing

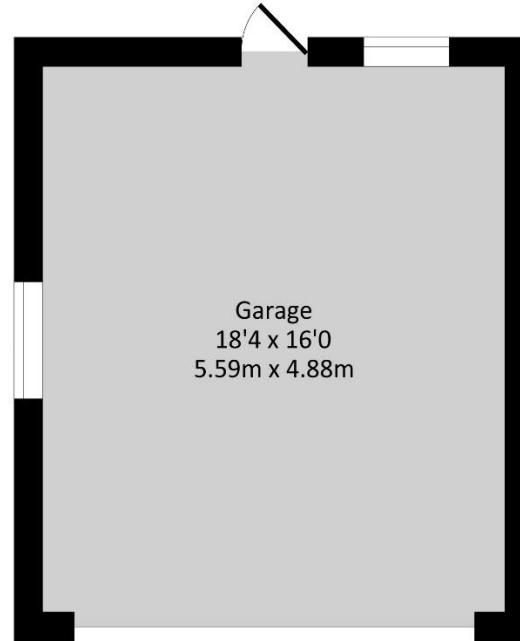
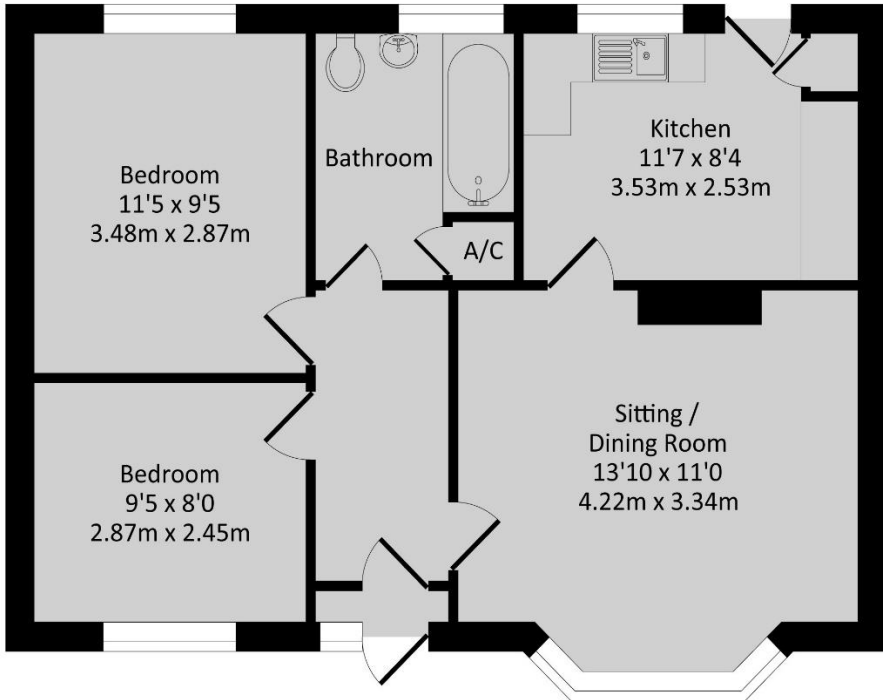
Strictly by prior arrangement with Round & Jackson.



Ground Floor  
Approx. Floor  
Area 576 Sq.Ft.  
(53.50 Sq.M.)



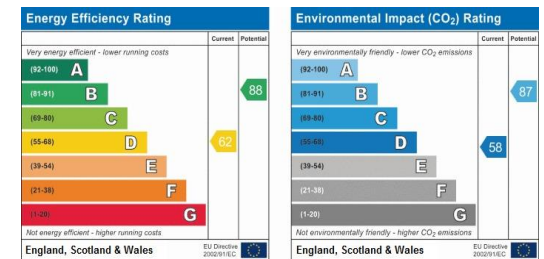
Garage  
Approx. Floor  
Area 294 Sq.Ft.  
(27.27 Sq.M.)



Total Approx. Floor Area 870 Sq.Ft. (80.77 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.



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