



Heathcote Avenue  
Banbury



**ROUND & JACKSON**  
ESTATE AGENTS



# 22 Heathcote Avenue

Banbury, Oxon, OX16 9TP

£350,000

A detached A-framed house with potential to extend, a conservatory, a large driveway and a single garage located within a sought after residential neighbourhood on the south side of town.

## The Property

22 Heathcote Avenue, Banbury is a spacious detached A-framed house which is located within a highly regarded residential neighbourhood on the south side of town. There are many amenities close by which includes a parade of shops, primary and secondary schooling and two parkland areas. On the ground floor there is an entrance hallway, a sitting/dining room, a kitchen/breakfast room, a bedroom which could be used as a reception room, a large conservatory and a cloakroom. On the first floor there is a landing, a large double bedroom, a second double bedroom and a family bathroom. There is a driveway to the front which extends to the side and gives access to a single garage. To the rear there is an established garden which is laid to lawn with well stocked borders. We have prepared a floorplan to show the room sizes and layout. Some of the main features include:

## Hallway

Main entrance door to the side, stairs to first floor, doors to sitting/dining room and bedroom three/dining room.

## Sitting/Dining Room

A spacious reception room with two windows to the front and ample space for lounge and dining furniture.

## Kitchen/Breakfast Room

Fitted kitchen comprising of base and eye level units, roll top work surfaces and tiled splashbacks. Island breakfast bar. Space for slim-line dishwasher. Space for fridge and freezer. Space for washing machine. Built in cooker, built in 4 ring electric hob with extractor fan above. Built in sink unit.

## Bedroom Three/Dining Room

A ground floor bedroom or separate dining room with a window to the rear.

## Cloakroom

Wash hand basin and WC.

## Conservatory

A large conservatory with doors to the rear garden.

## First Floor Landing

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

## Master Bedroom

A very large double bedroom with a window to the front, fitted wardrobes and useful eaves storage on two sides.

## Bedroom Two

A double room with a window to the rear.

### Family Bathroom

Fitted bath, separate shower cubicle, wash hand basin and WC. Window to the rear, attractive tiling and wood effect flooring.

### Outside

There is a driveway to the front which extends to the side and gives access to a single garage. To the rear there is an established garden which is laid to lawn with well stocked borders and a paved patio adjoining the house.

### Garage

A single garage with an up and over door to the front and a personal door to the garden.

### Directions

From Banbury Cross proceed in a southerly direction via South Bar and continue into the Oxford Road. Continue for approximately one mile and then bear left just before the Bodicote flyover where signposted for Bodicote. At the roundabout take the first exit onto Bankside and then take the first left turn for Chatsworth Drive. Turn right in Elton Road and then take your first turn on your right into Heathcote Avenue. The property will be found on your right hand side after the bend.

### 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 D.

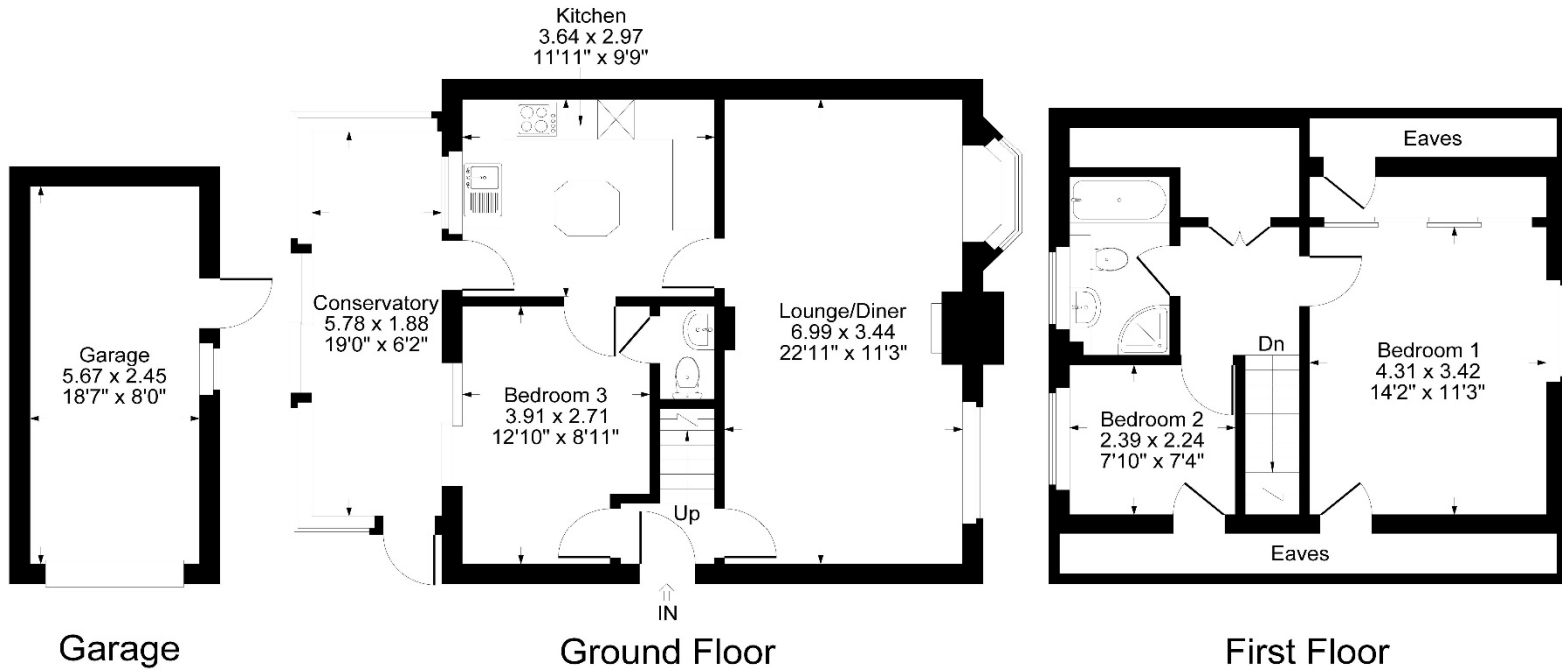
### Tenure

A freehold property.

### Viewing Arrangements

By Prior arrangement with Round & Jackson.





Approximate Gross Internal Area  
 Ground Floor = 63.89 sq m / 688 sq ft  
 First Floor = 37.35 sq m / 402 sq ft  
 Garage = 13.89 sq m / 150 sq ft  
 Total Area = 115.13 sq m / 1240 sq ft

Illustration for identification purposes only,  
 measurements are approximate, not to scale.



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