



37 Caldwell Road
Barbury



ROUND & JACKSON
ESTATE AGENTS



37 Caldwell Road

Banbury, OX16 9FB

£110,000 - for a 40% share

A great opportunity to purchase a 40% share of this immaculately presented, two bedroom, semi-detached home on the popular phase four Longford Park development.

The Property

37 Caldwell Road, Banbury is a superb opportunity to purchase a 40% share of this immaculately presented, two-bedroom, semi-detached home. The asking price of £110,000 is for the 40% share and then there is a monthly rent payable for the remaining share (All details in Agents Note below) The property is located on the popular phase four part of Longford Park and is close to the Oxford Canal and within easy walking distance to the train station. The living accommodation is arranged over two floors and is well laid out. On the ground floor there is an entrance hallway, open-plan sitting room/kitchen, rear lobby and WC. On the first floor there is a landing, two large double bedrooms and a bathroom. Outside, to the side, there is driveway parking for two vehicles and to the rear there is a pretty landscaped garden. We have prepared a floor plan to show the room sizes and layout, some of the main features include:

Entrance Hallway

Stairs rising to the first floor and door leading into the sitting room. Good quality oak effect flooring throughout.

Sitting Room

A good-sized sitting room which is open plan leading into the kitchen. There are three windows in total, one to the front aspect, one to the side aspect and there is also a window in the kitchen. The oak effect flooring continues throughout, and there is a very large understairs cupboard. There is plenty of space for furniture, and the room is very bright and airy throughout.

Kitchen

Fitted with a range of wood effect cabinets with worktops over. There is an inset sink, with drainer, and a window to the rear aspect. The kitchen has space and plumbing for a washing machine, space for a free-standing fridge freezer and there is an integrated electric oven, a four-ring gas hob and an extractor hood. The kitchen has space for a table and chairs. There is a door leading into the rear lobby and good-quality, wood effect vinyl flooring is fitted throughout. The wall mounted, Logic gas fired boiler is located in one of the kitchen cupboards.

Rear Lobby

A useful storage area with a door leading into the WC and further door leading into the garden. Continuation of the wood effect vinyl flooring.

Cloakroom and WC

A spacious WC which is fitted with a white suite comprising a toilet and hand-basin. There are white tiled splash backs, and the wood effect vinyl flooring continues.

First Floor Landing

Doors leading to all the first-floor rooms.

Bedroom One

A very large double bedroom with two windows to the front aspect and a large, built-in, shelved storage cupboard. There is a further recessed area with a hanging rail fitted.

Bedroom Two

A large double bedroom with a window to the rear aspect and a large, built-in, storage cupboard. Loft hatch giving access to the roof space.

Family Bathroom

Fitted with a white suite comprising a panelled bath (with shower over) a toilet and a wash basin. There are attractive tiled splash backs and vinyl flooring is fitted throughout. Window to the side aspect.

Outside

To the rear of the property there is a very pleasant, landscaped garden with a large, paved patio adjoining the house with outside power sockets and a tap. There are steps down to a lawned area with boxed plant borders and there is a further patio area and hard standing for a shed. There are established bushes and shrubs in this part of the garden. There is a large area to the side of the property which could be utilised, this is also ideal for wheelie bin storage. From here there is a gate which leads onto the driveway, where there is parking for two vehicles. To the front of the property there is a low maintenance barked area, with established trees and shrubs, and there is a paved pathway to the front door.



Directions

Directions From Banbury Cross proceed along South Bar and into the Oxford Road. Continue past the hospital and Sainsbury's supermarket the bear left before the flyover bridge and then left again at the roundabout onto Bankside. Continue along Bankside and then take the first road on the right into Caldwell Road. Continue to the end of the road and turn right. Number 37 will then be found after a short distance, on your left-hand side.

Situation

Bodicote is a popular and thriving village lying approximately a mile and a half South of Banbury. It has a community feel with such groups as The Bodicote Cricket Club and Bodicote Players Amateur Dramatics Group. Within the village amenities include a Post Office/shop, two farm shops, two public houses, an Indian restaurant, Bishop Loveday Church of England Primary School, village hall, Banbury Rugby Club, Kingsfield sports and recreation area with children's playground, Bannatyne's Health and Leisure Club, and a bus service to and from the town centre. Longford Park is a popular and relatively new development which is located on the eastern side of the village. There are many amenities which include the beautiful country park with meandering pathways to the the canal, a community hall, the Longford Park primary school, football pitches and sports pavilion and there is provision for retail units.

Services

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

Local Authority

Cherwell District Council. Tax band C.

Tenure

A Leasehold property. Shared ownership, with a 40% share being marketed. Around 121 years remaining on the current lease.

Agents Note

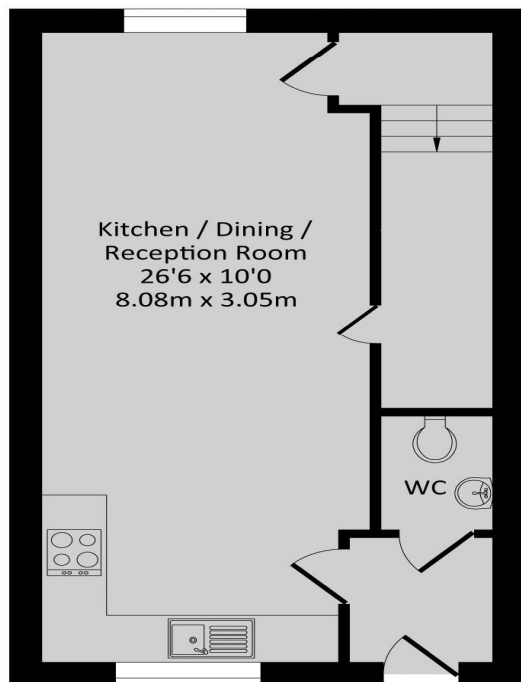
The management company is Bromford. Prospective buyers will have to pass checks with Bromford to confirm eligibility. The current monthly rental for the non-owned part is £413.98. The current monthly buildings insurance contribution is £9.68.

Viewing Arrangements

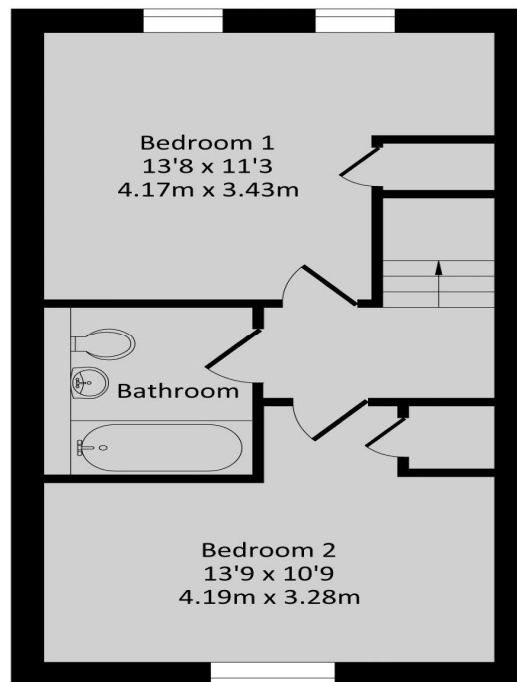
By Prior arrangement with Round & Jackson.



Ground Floor
Approx. Floor
Area 368 Sq.Ft.
(34.15 Sq.M.)



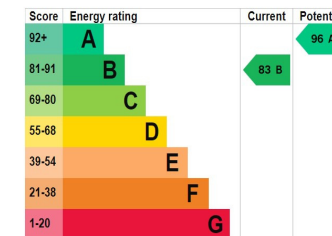
First Floor
Approx. Floor
Area 368 Sq.Ft.
(34.15 Sq.M.)



Total Approx. Floor Area 736 Sq.Ft. (68.3 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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