



Balmoral Avenue  
Banbury



ROUND & JACKSON  
ESTATE AGENTS





# 210 Balmoral Avenue

Banbury, Oxon, OX16 0BG

£325,000

A spacious and detached three bedroom family home with garage and private rear garden. Available for sale with no onward chain.

## The Property

210 Balmoral Avenue, Banbury is a well maintained and spacious three bedroom detached family home with single garage, driveway parking and private rear garden. The property is located within a popular development on the western side of town which benefits from far reaching countryside views to the rear; and is offered with no onward chain. The living accommodation is arranged over two floors and is well laid out. On the ground floor there is an entrance hallway, dual aspect sitting room, kitchen and dining room with a pleasant view over the rear garden. On the first floor there is a spacious landing, three bedrooms and a separate bathroom and W.C. There is a single garage, driveway parking and a small lawned garden area to the front with a private and mature south/western facing garden to the rear which also has a useful outbuilding with power connected.

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, doors leading to all ground floor rooms and useful under stairs storage cupboard.

## Sitting Room

A large reception room with dual aspect windows to the front and rear, central fireplace with door to the dining room.

## Dining Room

With ample space for dining furniture, sliding doors to the rear garden.

## Kitchen

Fitted with a range of eye level cabinets with base units and drawers and work surfaces over. There is an inset sink with draining board, space and plumbing for a washing machine, single oven and free standing fridge/freezer, a useful storage cupboard and a window to the side aspect.

## First Floor Landing

Doors to all first floor accommodation, a window to the side aspect and airing cupboard which houses the combination boiler.

## Bedroom One

A large double bedroom with a built in wardrobe and window to the rear aspect.

## Bedroom Two

A spacious double bedroom with a built in wardrobe and window to the rear aspect.

## Bedroom Three

A good sized single bedroom with a storage cupboard, hatch to loft space and window to the front aspect.

## Family Bathroom

Fitted with a white suite comprising a panelled bath with wash basin. There is a window to the side aspect and tiled splashbacks. The W.C. is separate to the bathroom but could be reconfigured into one room.





### Garage

A single garage with up-and-over door leading onto the driveway and window to the rear. Power and light connected.

### Outside

To the rear of the property there is a mature and private garden which extends to approximately 45 feet in length and is predominantly laid to lawn with stocked flowers, shrubs, bushes and a raised vegetable patch. There is a concrete patio area adjoining the house and access to the front through an outbuilding which has power and light connected. To the front of the property there is a lawned garden area and a driveway which is located to the right hand side as you face the property.

### Directions

From Banbury Cross proceed in a westerly direction along West Bar Street and follow the road as it becomes Broughton Road. Ascend the hill and go straight ahead at the round about. Continue for approximately a quarter of a mile and shortly after the turning on the right for Robinswood take the next right into Balmoral Avenue. Continue to the top of the road following the numbering system where the property will be found on your left 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 (55 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

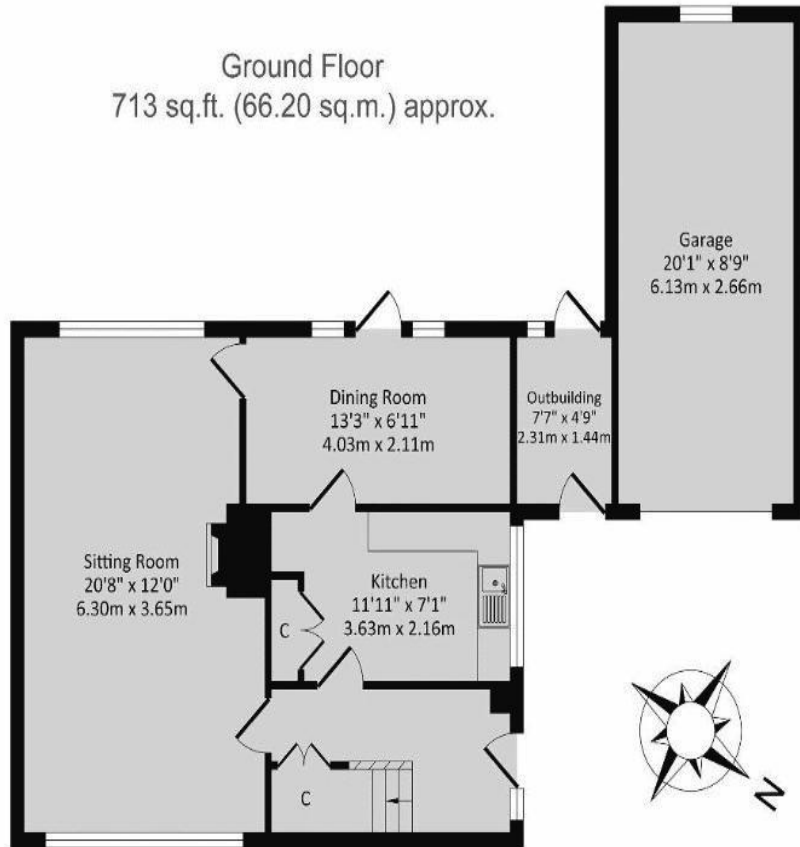
### Viewings

Strictly by appointment with Round & Jackson.

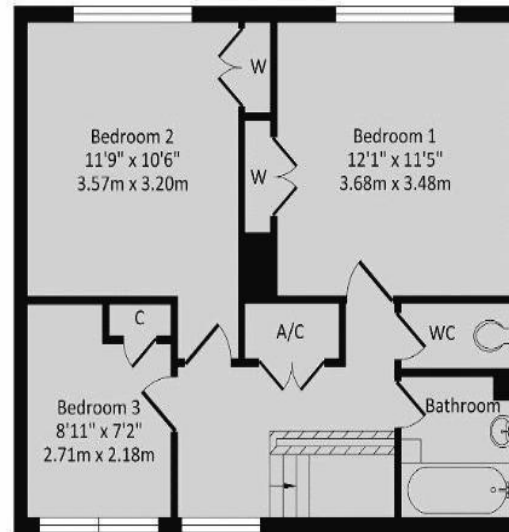




Ground Floor  
713 sq.ft. (66.20 sq.m.) approx.



First Floor  
499 sq.ft. (46.40 sq.m.) approx.



TOTAL APPROX. FLOOR AREA 1212 sq.ft. (112.60 sq.m.) approx.

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 and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances 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		
69-80	C	69 C	83 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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