



18 Hillside Close

Banbury, Oxfordshire, OX16 9YT



ROUND & JACKSON
ESTATE AGENTS





A very well presented three bedroom detached house located within a popular cul-de-sac on the Cherwell Heights development and close to amenities.

The property

18 Hillside Close, Banbury is a very well presented three bedroom detached house which is pleasantly located within the Cherwell Heights development on the south side of town and close to a wide range of amenities. The property has a large driveway and garden to the front, a single garage and a beautifully landscaped garden to the rear. On the ground floor there is a hallway, a cloakroom/WC, a modern re-fitted kitchen/dining room and a sitting room with adjoining conservatory. On the first floor there are three bedrooms and a modern shower room. We have prepared a floorplan to show the room sizes and layout. Some of the main features include:

Entrance Porch

Main door to the front, tiled floor, door to hallway.

Hallway

Stairs to first floor and doors to all ground floor accommodation.

Cloakroom

Wash hand basin and W.C.

Kitchen/Dining Room

Re-fitted with modern eye level cabinets and base units and drawers, work surfaces with ceramic sink and draining board, induction hob with extractor over. Integrated double oven and fridge, ample space for dining furniture. Bay window to the front.

Sitting Room

Ample space for lounge furniture, storage cupboard and a sliding door to the conservatory.

Conservatory

A spacious room and ideal for relaxing or could be used for formal dining. Double doors to the garden.

First Floor Landing

Hatch to loft space and doors to all first floor accommodation.

Bedroom One

A double bedroom with fitted wardrobes, drawers and dressing table. Window to the front.

Bedroom Two

A double room with a fitted wardrobe and a window to the rear.

Bedroom Three

A single room with a window to the rear. Wall mounted boiler.

Shower Room

Shower cubicle, wash hand basin with vanity unit, low level W.C. Tiling to walls and floor.



Outside

To the front of the property there is a large block paved driveway which provides parking for several vehicles and leads to the garage. There is also a lawned garden with well stocked flower and plant borders. To the rear there is a large lawned garden which is beautifully landscaped and has a large paved seating area adjoining the house. There are well stocked flower and plant borders and a shed to remain.

Garage

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

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 and many places of historical interest are within easy reach.

Asking Price - £350,000

Directions

From Banbury Cross proceed in a Southerly direction along South Bar onto the A4260 (Oxford Road) Continue for around a mile and then bear left just before the Bodicote flyover where signposted for Bodicote. At the round about take the first exit onto Bankside. Take the second left for Chatsworth Drive and the second right for Hillside Close. Take the first turn on your right where the property will be found in the left hand corner of the street.

Services

All mains services connected. Boiler located in the third bedroom.

Local Authority

Cherwell District Council. Tax band C.

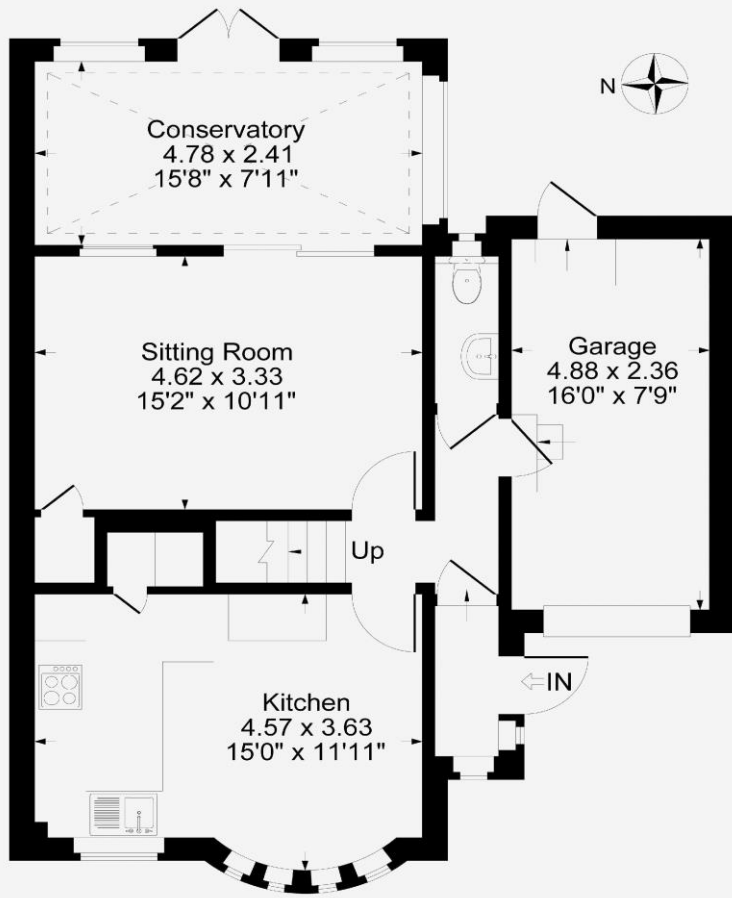
Viewing Arrangements

Strictly by prior arrangement with Round & Jackson.

Tenure

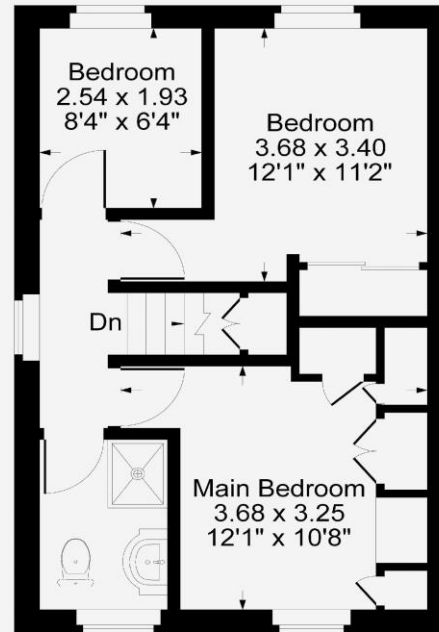
A freehold property.





Ground Floor

Approximate Gross Internal Area
 Ground Floor = 53.86 sq m / 580 sq ft
 First Floor = 35.34 sq m / 380 sq ft
 Garage = 11.51 sq m / 124 sq ft
 Total Area = 100.71 sq m / 1084 sq ft
 Illustration for identification purposes only,
 measurements are approximate, not to scale.



First Floor



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

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