



30 Neithrop Avenue
Banbury, Oxon, OX16 2NF



ROUND & JACKSON
ESTATE AGENTS





An extended three bedroom semi detached house in need of modernisation and with potential for further extension located close to the town centre and a wide range of daily amenities. The property has a very large rear garden with a timber garden room.

The property

30 Neithrop Avenue, Banbury is a three bedroom semi detached house which is pleasantly located close to amenities and the town centre. The property has been extended to the rear, is in need of some modernisation and is offered for sale with no onward chain. On the ground floor there is an entrance hallway, a sitting room, a dining room and a kitchen with useful rear lobby and adjoining garden room. On the first floor there are two double bedrooms, a single bedroom and family bathroom. To the front there is an enclosed garden where it may be possible to create driveway parking and there is a shared driveway to the side which could give vehicular access to the rear garden. To the rear there is a very large garden which extends to approximately 140 feet in length and at the foot of the garden there is a large timber garden room which has many uses. We have prepared a floorplan to show the room sizes and layout. Some of the main features include:

Hallway

Stairs to first floor and doors to the dining room, sitting room and kitchen.

Sitting Room

Window to the front, fireplace with gas coal effect fire.

Dining Room

Ample space for dining furniture double door to the garden room and a fireplace with gas fire and back boiler.

Kitchen

Wall cabinets and base units, work surfaces with cooking hob and sink and drainer. Space for washing machine. Door to utility room. There is potential to create an open plan kitchen/dining room by removing the dividing wall.

Lobby

Space for a tumble dryer, fridge and freezer. Door to garden room.

Garden Room

A useful additional room with a door on to the garden.

First Floor Landing

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

Bedroom One

A double room with built in wardrobes and airing cupboard and a window to the rear.

Bedroom Two

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

Bedroom Three

A single room with a window to the front.

Bathroom

Panelled bath with shower over, wash hand basin and W.C. Tiled walls and window to side.

Outside

To the front of the property there is an enclosed garden which could be used as a driveway by obtaining permission to drop the kerb. There is a shared driveway to the side which gives access to the rear garden. The rear garden extends to approximately 140 feet in length.



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.

Directions

From Banbury Cross proceed in a northerly direction and turn left at the cross roads traffic lights into the Warwick Road. Continue past the police station then take the second right hand turn into Neithrop Avenue where the property will be found on your right.

Services

All mains services connected. Back boiler located within dining room fireplace.

Local Authority

Cherwell District Council. Tax band D.

Viewing Arrangements

Strictly by prior arrangement with Round & Jackson.

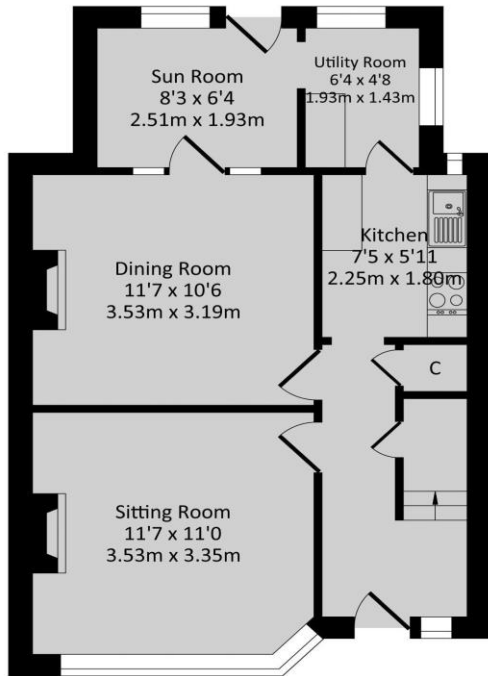
Tenure

A freehold property.

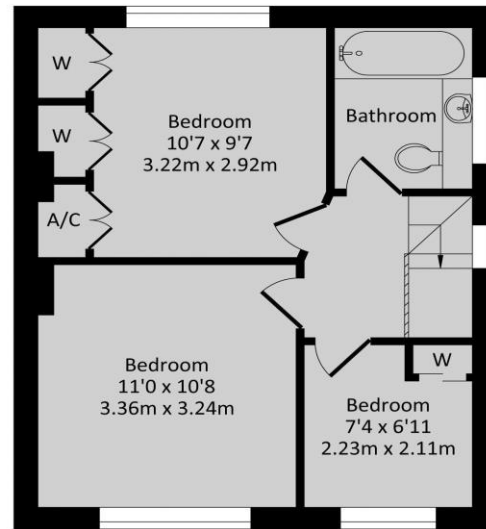
Asking Price - £285,000



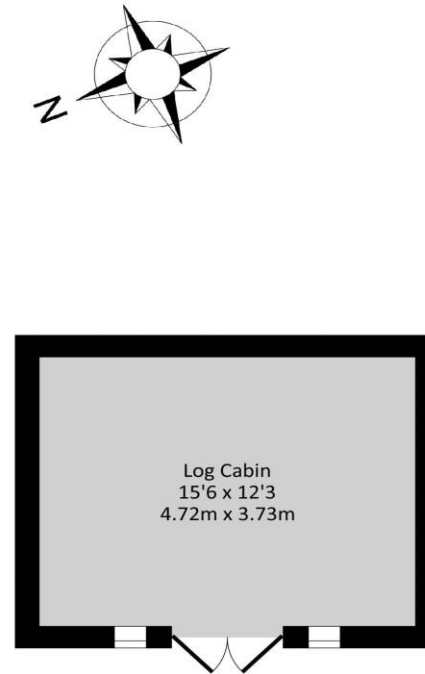
Ground Floor
Approx. Floor Area 466 Sq.Ft.
(43.30 Sq.M.)



First Floor
Approx. Floor Area 390 Sq.Ft.
(36.20 Sq.M.)



Outbuilding
Approx. Floor Area 189 Sq.Ft.
(17.60 Sq.M.)



Total Approx. Floor Area 1045 Sq.Ft. (97.10 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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F	38 F	
1-20	G		

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