



30 Queensway
Banbury, OX16 9LX



ROUND & JACKSON
ESTATE AGENTS





A very well presented and significantly updated, three-bedroom family home with a large rear garden and driveway parking for two vehicles and located on the popular Queensway in Banbury.

The property

30 Queensway, Banbury is a spacious and immaculately presented, extended three-bedroom family home with a large rear garden and driveway parking for two vehicles. The property is located on a popular road and is within easy walking distance to shops and schools. The current owners have updated the property considerably including a new kitchen, new bathroom and new W.C., along with fresh decor and there has been many hours improving the beautiful rear garden. An EV charge point has also been added which is a real bonus as well. The living accommodation is arranged over two floors and is well laid out. On the ground floor there is a spacious hallway, W.C, semi open-plan sitting, dining kitchen, utility space and there is a lovely sunroom on the back of the house. On the first floor there is a spacious landing, three good size bedrooms and there is a family bathroom. Outside to the front there is parking for two vehicles and to the rear there is a very large lawned garden with a tree house and decked seating area. We have prepared a floor plan to show the room sizes and layout, some of the main features include:

Entrance Hallway

A very spacious and welcoming hallway with large, fitted cupboards and attractive tiled flooring. Stairs to the first floor and doors into the sitting room and W.C.

W.C

Re-fitted suite including a toilet and hand-basin. The tiled flooring from the hallway continues and there is a useful, wall mounted storage cabinet.

Sitting Room

A very pleasant sitting room which is bright and airy, with two windows to the front aspect. There is a feature, cast-iron working fireplace and attractive exposed brickwork and the room is semi open-plan leading into the dining area and kitchen. Good quality wood effect flooring throughout.

Kitchen/Diner

A lovely open-plan entertaining space with plenty of room for a large table and chairs. The kitchen is re-fitted with a range of dark blue, shaker cabinets with quality quartz worktops over. There is a central island with more cupboards beneath and an integrated wine fridge. There are other integrated appliances including a range cooker and a dishwasher and there is space for a fridge freezer.

There is a lovely Belfast sink and there is a large pantry cupboard beneath the stairs, with shelving and power for further appliances. The kitchen has good quality wood effect flooring throughout and there is a door leading into the utility area. There is a large window and French doors overlooking the sunroom.

Utility Area

Space and plumbing for a washing machine and a tumble dryer with tiled flooring and a door leading into the rear garden.

Sunroom

A lovely addition to the property which is usable all year round. The room has a fully insulated roof and central heating and could be used as a dining room, second living room or children's playroom. There is attractive panelling fitted and French doors leading into the garden.

First Floor Landing

A spacious landing with a window to the rear aspect. There are two built-in storage cupboards, one of which houses the Worcester gas fired boiler and hot water tank. There is a loft hatch to the roof space which is partially boarded, with light and ladder fitted.

Bedroom One

A good size double bedroom with two windows to the front aspect.



Bedroom Two

A double bedroom with two windows to the front aspect.

Bedroom Three

A good size single bedroom with a window to the rear aspect and offering plenty of space for furniture.

Family Bathroom

A lovely re-fitted bathroom with quality fixtures and fittings. There is a panelled bath, toilet and a wash-basin, which has storage beneath. There is a mixer shower over the bath, which is fed from a pressurised system, and also a hand-held attachment. There are attractive tiled splash backs and herringbone effect tiled flooring, and there is a heated towel rail and a window to the rear aspect.

Outside

To the rear of the property there is a large decked area adjoining the house and an outside tap is fitted. There are steps down to a beautiful, lawned garden with well stocked, sleeper edged borders. There is a super treehouse at the foot of the garden and also a wooden shed. There is also gated access at the foot of the garden. To the front of the property there is an impression concrete, and gravelled, driveway which provides parking for two vehicles. EV charge point is also in place.

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 Westerly direction taking the Broughton Road and continue for around half a mile. On reaching the roundabout turn left onto Queensway and continue over the hill and number 30 will be found on your left once you've passed the shops.

Services

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

Local Authority

Cherwell District Council. Tax band C.

Viewing Arrangements

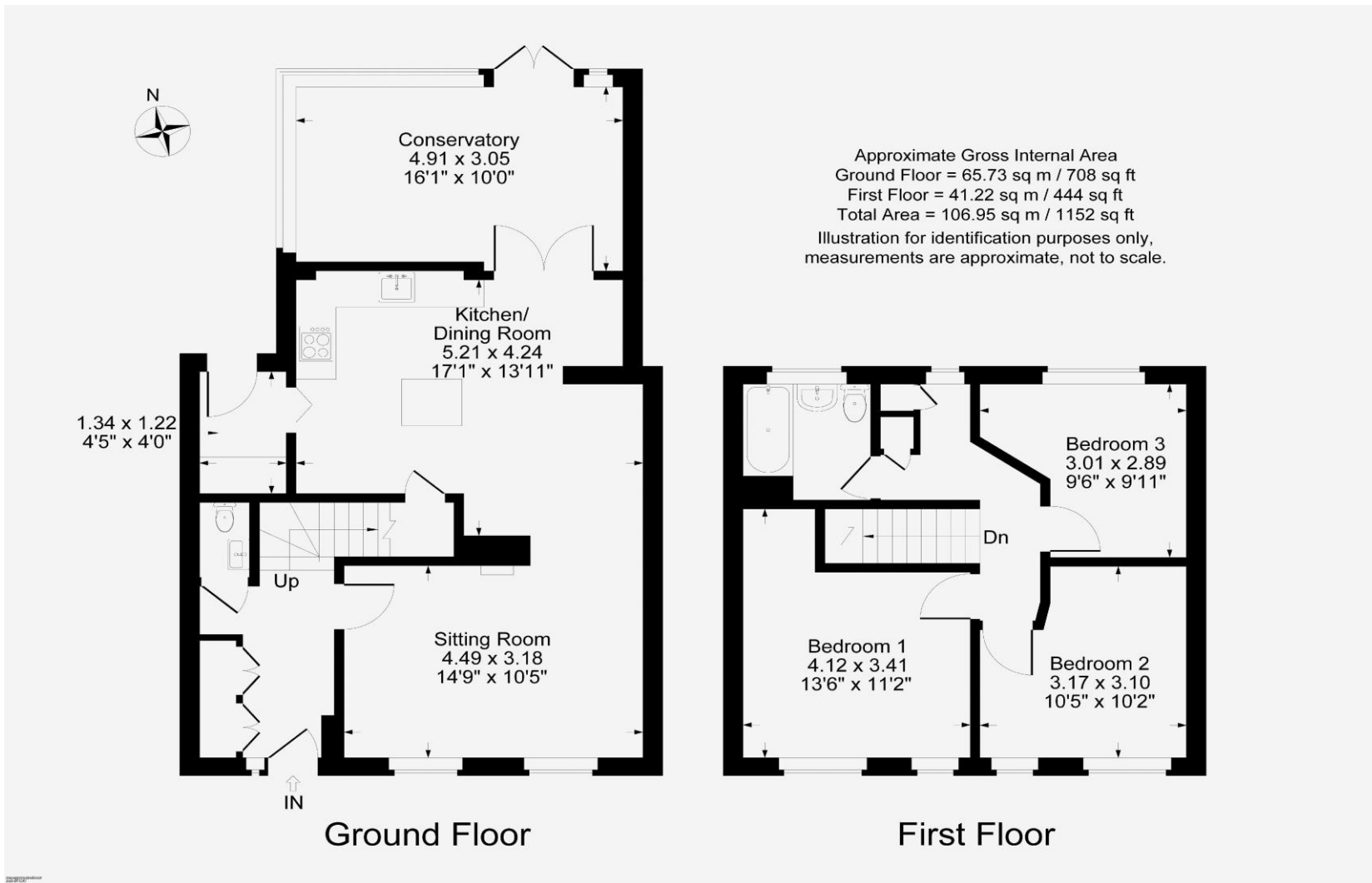
By prior arrangement with Round & Jackson.

Tenure

A freehold property

Asking Price: £340,000





Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.

Banbury - The Office, Oxford Road, Banbury, Oxon, OX16 9XA

T 01295 279953 E office@roundandjackson.co.uk

Bloxham – High Street, Bloxham, Oxon, OX15 4LU

T 01295 720683 E office@roundandjackson.co.uk

www.roundandjackson.co.uk

Property Misdescriptions Act 1991: The Agents have not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her professional buyer. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their solicitor. You are advised to check the availability of any property before travelling any distance to view.



ROUND & JACKSON
ESTATE AGENTS