



55 Woodfield
Banbury



ROUND & JACKSON
ESTATE AGENTS



55 Woodfield

Banbury, OX16 1PS

£225,000

A spacious, three-bedroom semi-detached family home with a good size garden and has a pleasant outlook to the front, over a quiet grassed area.

The Property

55 Woodfield, Banbury is a spacious, three-bedroom semi-detached family home with a good size rear garden. The property is located on the popular Ruscote estate and comes to market with no onward chain. The property is in need of significant updating throughout and a new boiler will be required. The living accommodation is arranged over two floors and is well laid out. On the ground floor there is a spacious hallway, W.C., a large sitting/dining room and a kitchen. On the first floor there is a landing, three bedrooms and a family bathroom. Outside there is a lawned garden to the rear and a brick-built shed and to the front there is a further lawned garden. We have prepared a floor plan to show the room sizes and layout, some of the main features include:

Entrance Hallway

A spacious hallway with stairs rising to the first floor, doors leading into the ground floor rooms and there is a built-in storage cupboard and tiled flooring throughout.

W.C

Fitted with a white suite comprising a toilet and a wash basin. There is tiled flooring and a window to the front aspect.

Sitting/Dining Room

A spacious, open plan room with windows to the front and rear aspects. There is space for sofas and other furniture and the dining area has space for a large table and chairs. Doors into the hallway and also the kitchen.

Kitchen

Fitted with a range of shaker style cabinets with worktops over and tiled splash backs. There is an integrated double electric oven, a five ring gas hob and an extractor hood. There is space and plumbing for a washing machine and a sink with drainer. There is a window and door to the rear garden and a door leading into the dining room. Tiled flooring throughout.

First Floor Landing

Doors leading to all the first floor rooms and there is a built-in cupboard which houses the gas fired boiler (This isn't currently working and may need replacing) Access to the roof space via loft hatch.

Bedroom One

A large main bedroom with a window to the front aspect and a built-in wardrobe.

Bedroom Two

A double bedroom with a window to the rear aspect and a further velux type roof window.

Bedroom Three

A good size single bedroom with a window to the front aspect.

Family Bathroom

Fitted with a white suite comprising a toilet and a wash basin, with storage beneath. There are tiled splash backs and there is a window to the rear aspect.



Outside

To the rear of the property there is a good size, lawned garden with a paved patio adjoining the house. There is an outside tap and a pathway leading to the foot of the garden where there is gated access and a brick-built storage shed. To the front of the property there is a lawned garden with a pretty privet hedge surrounding. Parking will be found to the rear on a first come, first served basis. There is no allocated parking with the property.

Directions

From Banbury town centre follow the Warwick Road and continue for half of a mile turning right at the second roundabout into Ruscote Avenue. Turn left at the first roundabout into Longelandes Way. Continue through the chicane and over the mini roundabout then take the second left hand turn into Woodfield. Continue to towards the end of the road and take the last turning on the left. Number 55 is the last house on the right, as you turn in. This is the rear of the property, take the pathway to the side which takes you to front door.

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.

Services

All mains services connected. The gas fired boiler is located in the upstairs airing cupboard (Not currently working and may need replacing)

Local Authority

Cherwell District Council. Tax band B.

Viewing Arrangements

By prior arrangement with Round & Jackson

Tenure

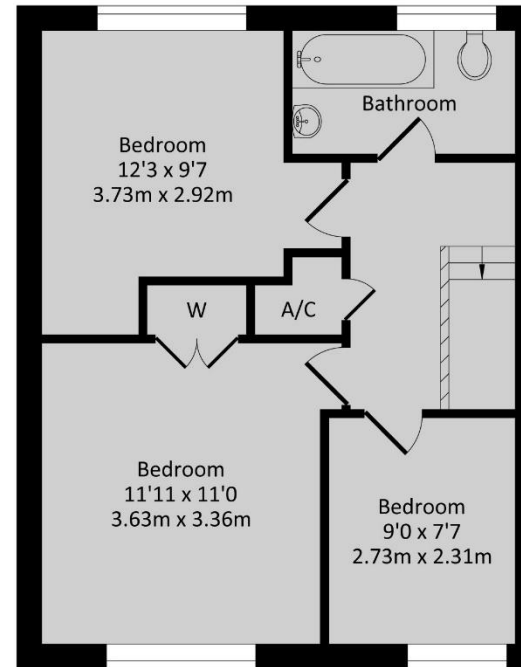
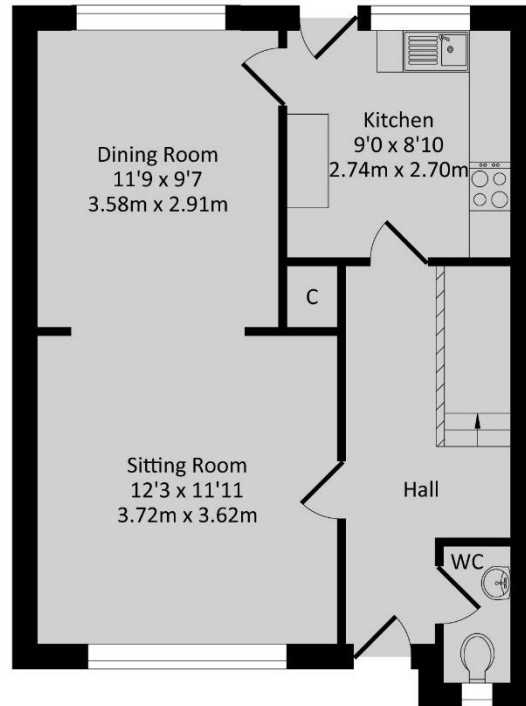
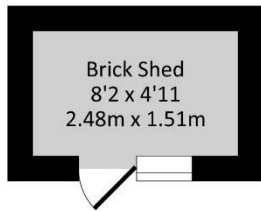
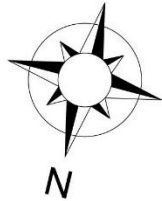
A freehold property.



Shed
Approx. Floor
Area 40 Sq.Ft.
(3.70 Sq.M.)

Ground Floor
Approx. Floor
Area 459 Sq.Ft.
(42.60 Sq.M.)

First Floor
Approx. Floor
Area 455 Sq.Ft.
(42.30 Sq.M.)



Total Approx. Floor Area 954 Sq.Ft. (88.60 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		86 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

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