



Wykham Place  
Banbury



ROUND & JACKSON  
ESTATE AGENTS



# 84 Wykham Place

Banbury, OX16 9HZ

£325,000

A greatly extended, three-bedroom semi-detached family home with a large garden and a large driveway and located on the popular Easington development on the south side of town.

## The Property

84 Wykham Place, Banbury is a well presented and greatly extended, three-bedroom, semi-detached house with a good size rear garden and parking for many vehicles to the front. The property is located close to good Schooling and amenities and is presented in good order throughout. On the ground floor there is an entrance hallway, sitting room, kitchen/diner, formal dining room, rear porch and family bathroom. On the first floor there are two double bedrooms and a further good sized single room. Outside to the rear there is a large lawned garden and to the front there is off road parking for many vehicles. We have prepared a floorplan showing the room sizes and layout, some of the main features include:

## Entrance Hallway

Stairs to the first floor and doors leading into the ground floor bathroom and sitting room. Wooden flooring.

## Sitting Room

A pleasant sitting room with a window to the front aspect and glazed doors leading into the dining room extension. Further door leading into the kitchen and there is an inset, coal effect gas fire (Currently capped off) and wooden flooring throughout.

## Kitchen Diner

A spacious open plan room which forms part of a rear extension. The kitchen is fitted with a range of white, shaker style cabinets with wood effect worktops and tiled splash backs.

There is a ceramic sink and drainer and an integrated dishwasher (Nor currently working) and there is space for a range cooker and space for a washing machine.

There is a window to the side and rear aspects and a door leading into the rear porch. The dining extension has plenty of space for a table and chairs and there is wooden flooring fitted. There is an understairs cupboard and a recessed space for a free standing fridge freezer.

## Formal Dining Room

Forming part of the rear extension, a lovely dining room with space for a table and chairs and double doors leading into the rear garden. Could be used as a playroom or second sitting room.

## Side Porch

A useful addition to the side of the property and leading into the rear garden. Ideal for a tumble dryer and plenty of coat hanging space and shoe storage options.

## Family Bathroom - Ground Floor

Found on the ground floor and fitted with a white suite comprising a panelled bath with a mixer shower, a toilet and wash basin. There is floor to ceiling white tiling and there are windows to the front and side aspects. Heated towel rail fitted.

## First Floor Landing

Doors to all the bedrooms and a window to the rear aspect. Loft hatch to the roof space.

## Bedroom One

A large main bedroom with dual aspect windows to the front and rear. Door leading into an en-suite which is fitted with a toilet and hand basin. The Glow-worm gas fired boiler is also located here.

## Bedroom Two

A double bedroom with a window to the front aspect.



### Bedroom Three

A single bedroom with a window to the front aspect.

### Outside

To the rear of the property there is a good size lawned garden with a paved patio area adjoining the house. There is a fenced off area that leads to the side of the property where there is a paved area and access into the rear porch and front garden. There is a wooden shed at the foot of the garden and an outside tap is fitted. To the front of the property there is a large paved driveway which provides parking for many vehicles and the property is surrounded by a pretty privet hedgerow, which offers a large amount of privacy. There is a scattered slate area to the front of the property with established plants and shrubs.

### Directions

From Banbury Cross proceed in a southerly direction along South Bar and at the traffic light controlled junction, turn right onto the Bloxham Road. Continue for approximately a quarter of a mile then turn left in Springfield Avenue. After 200 yards turn right into Ruskin Road and then take the second turning on the right for Wykham Place where Number 84 will be found immediately on your left.

### 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 main bedroom cupboard.

### Local Authority

Cherwell District Council. Tax band B.

### Viewing arrangements

Strictly by prior arrangement with Round & Jackson.

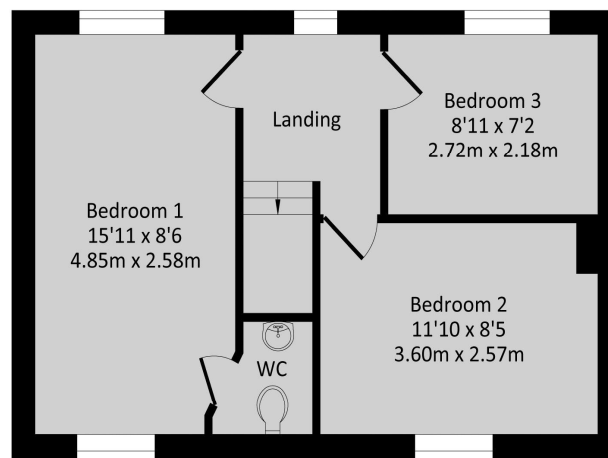
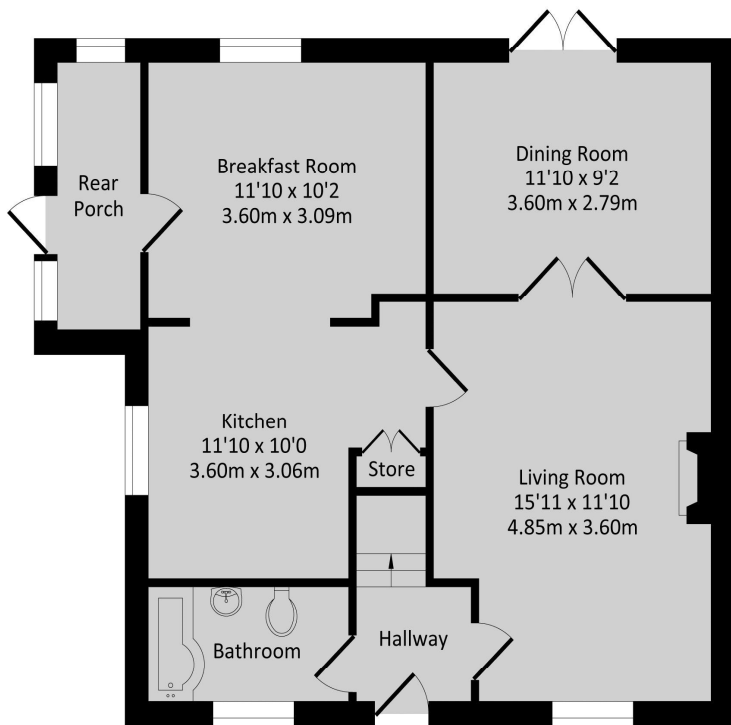
### Tenure

A freehold property.



Ground Floor  
Approx. Floor  
Area 630 Sq.Ft.  
(58.60 Sq.M.)

First Floor  
Approx. Floor  
Area 381 Sq.Ft.  
(35.40 Sq.M.)



Total Approx. Floor Area 1011 Sq.Ft. (94.0 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		85 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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