



31 Winchester Close
Banbury, Oxon, OX16 4FU



ROUND & JACKSON
ESTATE AGENTS





An extended and beautifully presented three bedroom semi detached house with two reception rooms, driveway parking and a good sized rear garden located on the eastern side of town close the train station and a wide range of amenities

The property

31 Winchester Close, Banbury is a greatly improved and well presented three bedroom semi detached house which is pleasantly located within this highly regarded development on the east side of town. The property has been extended to the rear and there is potential to further extend to the side if required. There are two reception rooms and a modern kitchen on the ground floor and on the first floor there is a double bedroom, two single bedrooms and a family bathroom which has been re-fitted in recent years. Outside there is garden to the front and to the side there is a driveway with parking for three vehicles. At the rear there is a lawned garden with a paved patio and a large shed.

We have prepared a floorplan to show the room sizes and layout. Some of the main feature include:

Entrance Hallway

Main door to the front, wood flooring and stairs to the first floor.

Sitting Room

With high quality wood flooring, a window to front and a door to the kitchen.

Kitchen

A modern kitchen fitted with a range of shaker style eye level units and base cabinets and drawers with work surfaces over and an inset sink and drainer. Under stairs storage cupboard, plumbing for washing machine, space for tumble dryer, space for fridge/freezer, oven with four ring gas hob over, extractor hood, tiled splashbacks, door to dining room.

Dining Room

Dining room with two Velux windows, a vaulted ceiling, newly laid flooring and doors opening onto the rear garden.

First Floor Landing

Hatch to loft pace, doors to all first floor accommodation.

Bedroom One

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

Bedroom Two

A single room with a window to the front.

Bedroom Three

A single room with a window to the front.

Shower Room

Recently re-fitted to to a high standard with a modern white suite which comprises a large shower cubicle, a wash hand basin with vanity unit and a low level WC. Attractive flooring and marble effect wall panels.

Outside

The rear garden is pleasantly landscaped and predominantly laid to lawn and has a paved seating area adjoining the house, established trees, raised beds and side access to the front of the property. To the front there is an enclosed garden with a pathway to the front door and there is off road parking for up to three vehicles to the side.



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 (51 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.

Directions

From Banbury town centre proceed in an easterly direction via the Middleton Road. Continue over mini roundabout and through the traffic lights then turn right into Priors Vale Road. Turn right in Winchester Close and follow the numbering system around to the left where the property will be found on your left.

Services

All mains services connected.

Local Authority

Cherwell District Council. Tax band C.

Viewing Arrangements

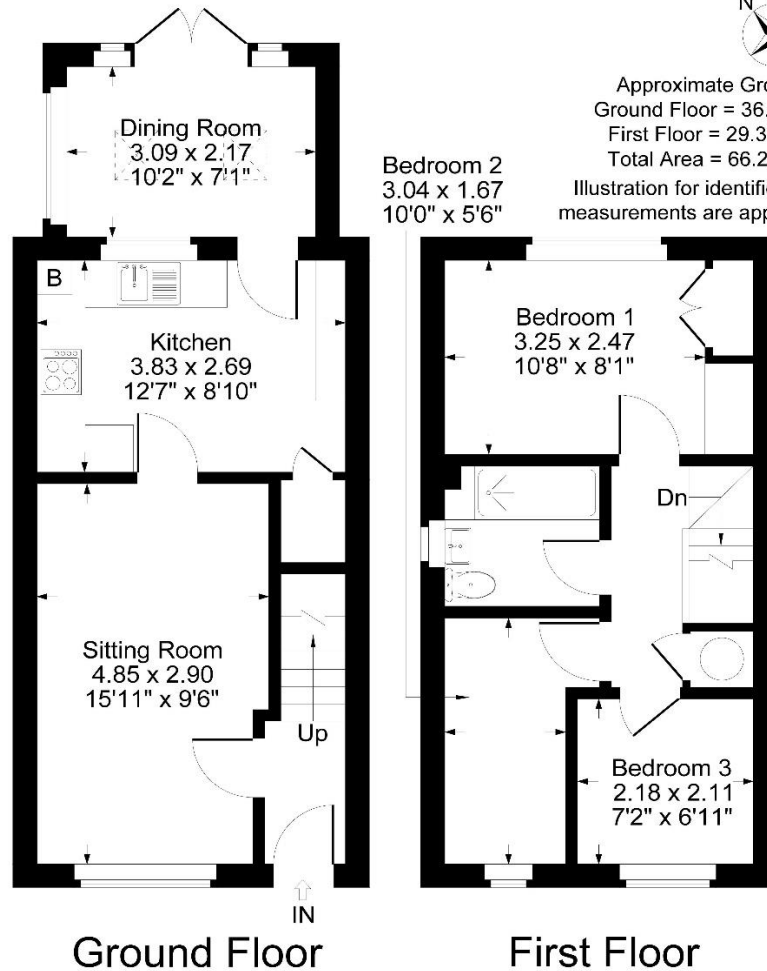
By prior arrangement with Round & Jackson.

Tenure

A freehold property.

Asking Price £299,950





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	86 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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