



20 Dashwood Road
Banbury, OX16 5HD



ROUND & JACKSON
ESTATE AGENTS





A very well presented and significantly updated family home with many characterful features, driveway parking and a large rear garden. The property is located close to the train station, town centre and local schooling.

The property

20 Dashwood Road, Banbury is a very well presented, three-bedroom, semi-detached family home which is located close to the town centre and has a large rear garden and driveway parking. The current owners have lived here for 7 years and have, in recent years, reconfigured the ground floor layout and replaced the kitchen, bathroom and W.C. The property has been decorated throughout and also benefits from having had the boiler replaced and a new electrical consumer unit fitted. The living accommodation is arranged over two floors and is well laid out. On the ground floor there is an entrance porch, hallway, W.C, sitting room and a large open plan kitchen diner. On the first floor there is a landing, three bedrooms and a family bathroom. Outside there is a large rear garden measuring around 75 feet and to the front of the property there is driveway parking. We have prepared a floor plan to show the room sizes and layout, some of the main features include:

Entrance Porch

A useful porch which is ideal for coat and shoe storage. Door leading into the hallway.

Entrance Hallway

Stairs rising to the first floor with doors leading to all the ground floor rooms. Useful understairs storage cupboard.

Cloakroom W.C

Installed around 7 years ago with an attractive white suite comprising a toilet and wash basin with vanity storage unit beneath. There is a window to the side aspect, tiled splash backs and tiled flooring throughout.

Sitting Room

A spacious, bright and airy sitting room with a bay window to the front aspect. There is a central open fireplace with a wooden surround and attractive tiling. The room has high ceilings and picture rails fitted.

Kitchen Diner

A large open plan room which is bathed in light from the many windows. The kitchen was installed around 5 years ago and comprises a range of attractive green-coloured cabinets with wooden worktops over.

There are attractive herringbone tiled splash backs and an inset sink and drainer. There are a range of integrated appliances including a double oven, 5 ring gas hob, extractor hood and a microwave. There is space and plumbing for a washing machine and dishwasher and space for a fridge freezer. There is a large amount of work top space and a window to the rear aspect, further velux type roof window and there is a window to the side aspect. The kitchen area has tiled flooring throughout. The dining area is large and there is plenty of space for a table and chairs along with other furniture, There is an attractive, working log burner stove and a large window and doors leading into the rear garden. The dining area has good quality wooden flooring throughout.

First Floor Landing

Doors leading to all the first floor rooms and a window to the side aspect. Loft hatch providing access to the roof space which is partly boarded, with light and ladder fitted, and power socket.



Bedroom One

A large main bedroom with a bay window to the front aspect. There is a cast iron fireplace (Currently capped) and there are picture rails fitted. Plenty of space for furniture.

Bedroom Two

A large double bedroom with a window to the rear aspect offering a pleasant view over the garden. Plenty of space for furniture.

Bedroom Three

A good size single bedroom with a window to the front aspect and fitted picture rails.

Family Bathroom

A large and very beautiful bathroom which was installed around 5 years ago and comprises a panelled bath, large walk-in shower, toilet and a wash basin. There are vanity storage drawers beneath the wash basin and attractive herringbone tiled splash backs, and tiled flooring and there is a heated towel rail fitted. There are dual aspect windows to the rear and side and there is a large built-in cupboard with shelving and this also houses the gas fired boiler.

Outside

To the rear of the property there is a very large garden which measures around 75 feet. There is a paved patio adjoining the house with a pathway to the side, giving access to the front of the property. There are steps leading up to a lawned garden with further patio area and there are a number of wooden storage sheds. The garden has many trees, plants and shrubs and is well established and can be a real sun trap due to its southerly aspect. To the front of the property there block paved driveway with steps leading to the front door. There is a planted border to the front of the property with a further well stocked border next to the driveway and a useful wheelie bin storage area.

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.

Directions

From Banbury Cross proceed in a southerly direction on South Bar Street and take the third left hand turn for St Johns Road (passing the entrance for Dashwood Road as it is a no entry junction), follow the road to the end and turn left on to Newland Road and left again for Dashwood Road. Number 20 is located after a short distance on the left hand side.

Services

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

Local Authority

Cherwell District Council. Tax band C.

Tenure

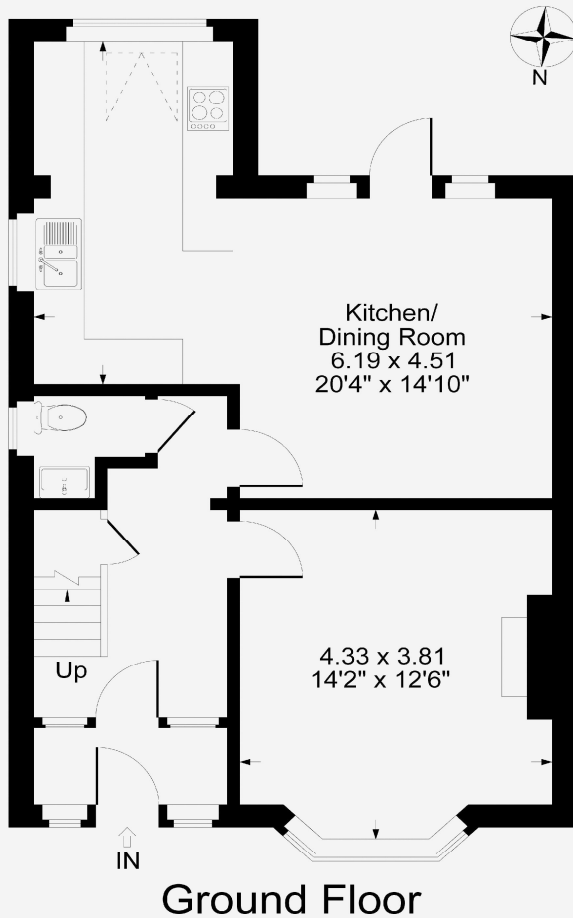
A freehold property.

Viewing Arrangements

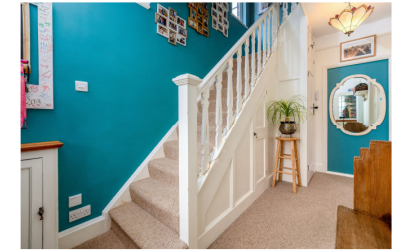
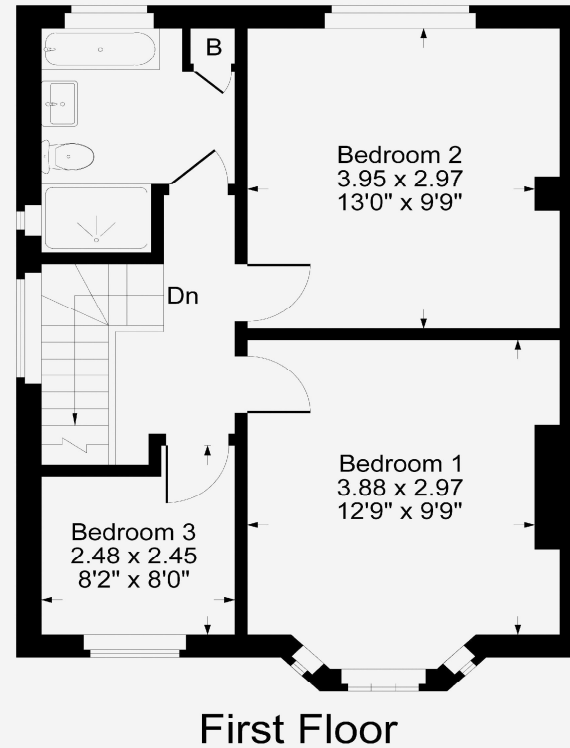
By Prior arrangement with Round & Jackson.

Asking Price - £410,000





Approximate Gross Internal Area
 Ground Floor = 55.08 sq m / 593 sq ft
 First Floor = 50.18 sq m / 540 sq ft
 Total Area = 105.26 sq m / 1133 sq ft
 Illustration for identification purposes only,
 measurements are approximate, not to scale.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		

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