



15 Queensway
Banbury, Oxon, OX16 9NE



ROUND & JACKSON
ESTATE AGENTS





A recently updated and beautifully presented two bedroom detached bungalow with gardens to the front, side and rear, located in a highly regarded position on the south side of town.

The property

15 Queensway, Banbury is a beautifully presented, detached bungalow which is conveniently located on the southern side of town and within walking distance of a wide range of amenities. Within recent years the property has been updated to a high standard with improvements including a re-fitted kitchen and utility room, a new bathroom suite with attractive tiling, a new heating system, updated electrical system, re-plastering and decoration and landscaping to the gardens. The spacious accommodation is well planned and includes a large entrance hallway, a sitting room with wood burning stove and double doors to the garden, a dining room with bay window, a kitchen with adjoining utility room, two double bedrooms and a family bathroom. There is a lawned garden to the front and side and to there rear there is a private walled garden which is low maintenance. There is a driveway to the side which provides off road parking for several vehicles. We have prepared a floorplan to show the room sizes and layout. Some of the main features include:

Hallway

A large and central hallway with a useful storage cupboard and doors to all accommodation.

Sitting Room

A large reception room located to the rear with double doors to the garden, a wood burning stove, ample space for furniture and a useful storage cupboard.

Dining Room

Ample space for dining furniture, box window to the front and a door to the kitchen.

Kitchen

Recently re-fitted with modern eye level cabinets and base units and drawers, fitted work surfaces with inset sink-drainer and four ring gas hob with extractor over. Built in oven, space for dish washer. Door to utility room.

Utility Room

Fitted base cabinets with work surfaces over, space for fridge-freezer, washing machine and tumble dryer.

Bedroom One

A double room with a window to the front.

Bedroom Two

A double room with a window to the rear.

Family Bathroom

Beautifully re-fitted within recent years. Panelled bath with shower and glass screen, low level WC and wash hand basin with vanity unit and mirrored medicine cabinet. Attractive tiling to walls and floor.

Outside

There are private lawned gardens to the front and side enclosed by attractive hedging and to the rear there is a private, low maintenance garden with an artificial lawn and a use area to the side with useful stores. Large driveway to side providing off road parking for several vehicles.



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 along South Bar and turn right at the traffic lights where signposted to Bloxham and Chipping Norton. After approximately ¼ of a mile turn right into Queensway where the property will be found on your left hand.



Services

All mains services connected.

Local Authority

Cherwell District Council. Tax Band C.

Viewing Arrangements

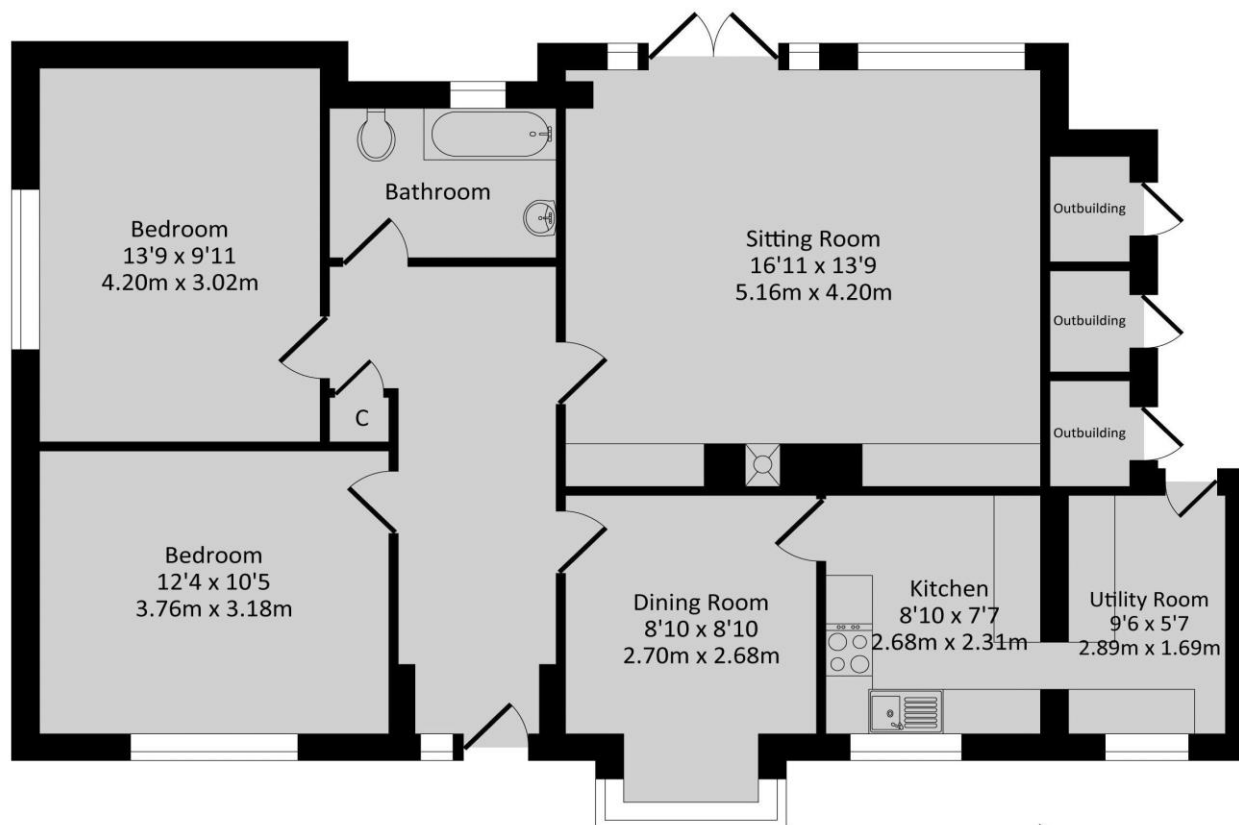
By prior arrangement with Round and Jackson.

Tenure

Freehold.

Asking Price £365,000

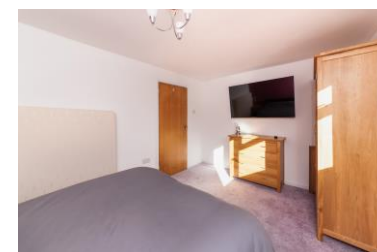




Total Approx. Floor Area 962 Sq.Ft. (89.40 Sq.M.)

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		82 B
69-80	C		
55-68	D	63 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



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