



21 Kings Road  
Banbury, Oxon, OX16 0DL



ROUND & JACKSON  
ESTATE AGENTS









**A well-presented and extended three-bedroom, semi-detached house located on this popular residential street close to Peoples Park and the town centre.**

#### The Property

21 Kings Road, Banbury is a well presented and spacious, semi-detached house which is conveniently located on this popular road and close to a wide range of amenities. On the ground floor there is an entrance hallway, dual aspect sitting room, shower room and a large open plan kitchen/dining room. On the first floor there are three, good sized double bedrooms. Outside of the property there is an enclosed, low maintenance rear garden. To the front of the property, there is a small enclosed gravelled garden with a path leading to the front door and rear gated access. There are established hedges to provide a good level of privacy. Parking is available on street on a first come, first served basis.

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

#### Entrance Hallway

With stairs rising to the first floor and doors to all ground floor accommodation.

#### Sitting Room

A spacious and cosy reception room with a central open fireplace and dual aspect windows to the front and rear aspect.

#### Shower Room

Fitted with a modern suite comprising a corner shower cubicle, W.C., wash hand basin and a window to the side aspect.

#### Kitchen/Dining Room

A spacious open plan room which forms part of the rear extension. The kitchen is fitted with a range of shaker style eye level cabinets with base units and drawers and work surfaces over with tiled splash backs and tiled flooring. There is an integrated dishwasher which our vendor has advised is not working currently, double oven with a four ring gas hob above and extractor hood over, space and plumbing for a washing machine, tumble dryer and free standing fridge/freezer. There is a useful understairs storage cupboard and within the dining area there is ample space for furniture, a window to the side aspect and double doors leading to the rear garden.

#### First Floor Landing

Doors to all three bedrooms.



#### Bedroom One

A large double bedroom with dual aspect windows to the front and rear.

#### Bedroom Two

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

#### Bedroom Three

Forming part of the rear extension, a further double bedroom with a window to the rear aspect.

#### Outside

To the front of the property, there is a small gravelled garden area with a path leading to both the gated rear access and front door. There are established hedges boarding the front to provide a good level of privacy. To the rear there is a low maintenance garden with established trees a paved seating area adjoining the property and a large gravelled area. Parking for the property is on street on a first come, first served basis.



#### 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 along West Bar and into the Broughton Road. Turn right into Bath Road, take the third left for Kings Road where the property is located on the left hand side.

#### Services

All mains' services connected.

#### Local Authority

Cherwell District Council. Tax band B.

#### Viewing arrangements

Strictly by prior arrangement with Round & Jackson

#### Tenure

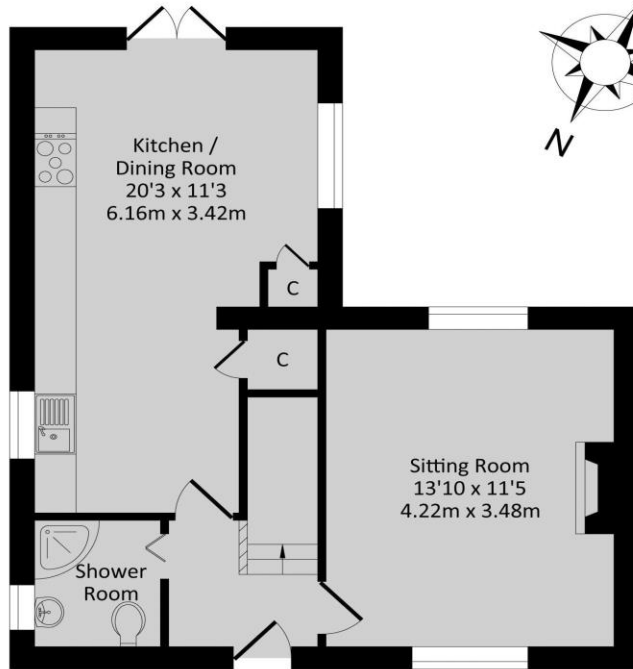
A freehold property

**Asking Price £280,000**

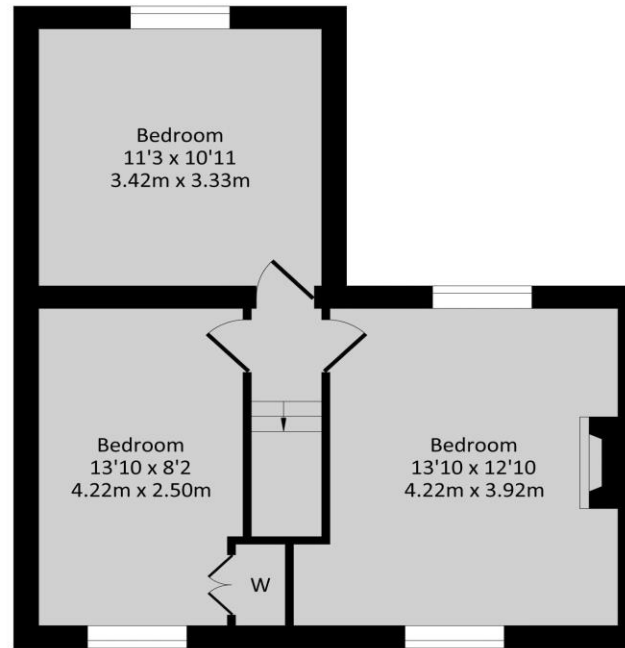




Ground Floor  
Approx. Floor  
Area 455 Sq.Ft.  
(42.30 Sq.M.)



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



Total Approx. Floor Area 910 Sq.Ft. (84.60 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		81 B
69-80	C		
55-68	D	67 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.

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