



24 Kingsway  
Banbury, Oxon, OX16 9NY



ROUND & JACKSON  
ESTATE AGENTS









A well presented three bedroom semi detached house which is pleasantly located on this popular road close to the town centre and a wide range of amenities. Available for sale with no onward chain.

#### The Property

24 Kingsway, Banbury is a very well presented three bedroom, semi-detached house which is located within a highly regarded residential area close to the town centre. The property has accommodation which is arranged over two floors and is well laid out. On the ground floor there is an entrance hallway, sitting room, open plan kitchen/dining area. On the first floor there is a landing, two double bedrooms, a good sized single bedroom and a modern shower room. Outside to the front of the property, there is a large, paved driveway which provides off road car parking for several vehicles in front of the single garage and raised flower beds with established shrubs with steps leading to the front door. The main area of garden is located to the rear and is predominantly laid to lawn with established hedges and shrubs and a decked seating area adjoining house. We have prepared a floorplan to show the room sizes and layout. Some of the main features include:

#### Entrance Hallway

A central hallway with doors to first floor accommodation, understairs storage space, stairs rising to the first floor and wood effect flooring.

#### Sitting Room

A pleasant reception room with a large window to the front aspect, wood effect flooring.

#### Kitchen/Diner

Located to the rear with double French doors and window to the garden. The kitchen is fitted with eye level cabinets and base units and drawers with work surfaces over and one and a half sink and draining board. There is space and plumbing for a washer/dryer, dishwasher fridge and freezer. There is an integrated single oven with an induction hob above and extractor hood over. There is ample space for dining furniture and a useful understairs storage cupboard.

#### First Floor Landing

Doors to all first floor accommodation, hatch to loft space and a window to the side aspect.



#### Master Bedroom

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

#### Bedroom Two

A double bedroom with a window to the rear aspect.

#### Bedroom Three

A good sized single bedroom with a window to the front aspect.

#### Shower Room

Fitted with a modern white suite comprising a double shower cubicle with a hand held and rainfall shower, W.C., vanity unit and heated towel rail. There are attractive tiled flooring and splashbacks and a window to the rear aspect.

#### Garage

A single garage with an up and over door to the front and personal door to the rear. Power and light connected.



### Outside

The property benefits from having a large driveway to the front of the house which provides off road car parking for several vehicles. There are raised borders with established shrubs and steps up to the front door. The rear garden is private and tiered on three levels with a decked seating area adjoining the house with the lower level being a paved area leading to the single garage and side access. The top tier is a large lawned area and pleasant shrub borders.

### 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 the Town and many places of historical interest are within easy reach.

### Directions

From Banbury Cross proceed via West Bar Street (B4035) and take the first left onto Beargarden Road and then turn immediately right onto Kingsway. Continue ahead where the property will be found after a short distance on your right hand side opposite the turn in to Wesley Drive.

### Services

All mains' services connected. The gas fired boiler is in the garage.

### Local Authority

Cherwell District Council. Tax band C.



### Tenure

A freehold property.

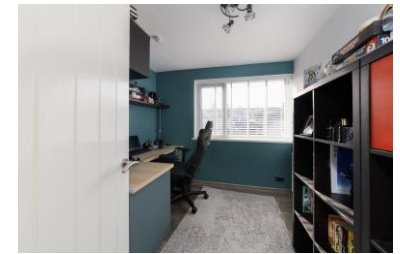
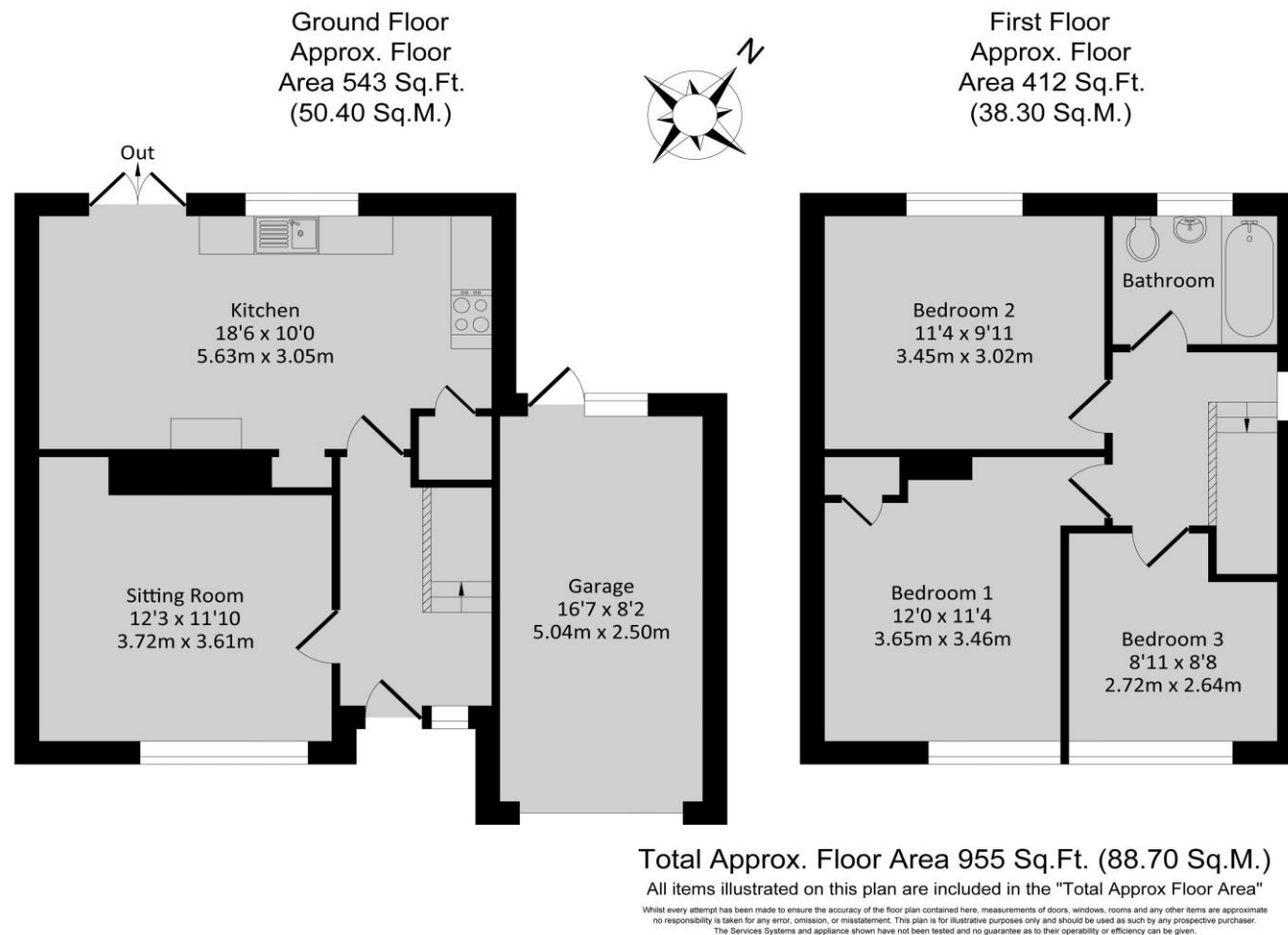
### Viewing Arrangements

By Prior arrangement with Round & Jackson.

**Asking Price: £365,000**







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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