



Chatsworth Drive
Banbury



ROUND & JACKSON
ESTATE AGENTS



214 Chatsworth Drive

Banbury, OX16 9UA

£320,000

An extended, three-bedroom semi-detached family home with a single garage and a private rear garden. The property is located on the popular Cherwell Heights development, close to local schools, amenities and within walking distance to the train station.

The Property

214 Chatsworth Drive, Banbury is a three-bedroom, semi-detached property which has been extended to the front and now offers a large entrance hallway and a W.C. The property also benefits from having a private rear garden a single garage, and driveway parking to the rear. The property is located on the popular Cherwell Heights development on the south side of town and is located close local schooling and amenities and within easy walking distance to the train station. The living accommodation is arranged over two floors and is well laid out. On the ground floor there is a spacious hallway, a large sitting/dining room, kitchen, conservatory and a cloakroom with W.C. On the first floor there is a landing, two double bedrooms, a single bedroom and a re-fitted family bathroom. Outside to the front of the property there is a lawned garden with established planted borders and to the rear there is a further lawned garden with two wooden sheds and gated access leading to the single garage with driveway parking. We have prepared a floorplan to show the room sizes and layout. Some of the main features include:

Entrance Hallway

There is tiled flooring in the porch area and a door to the downstairs W.C. and further doors into the kitchen and sitting room. There are stairs rising to the first floor and an understairs storage cupboard with shelving. There is also a window to the side aspect.

W.C

Forming part of a front extension and fitted with a white suite comprising a toilet and hand basin, with vanity storage beneath. There is a window to the front aspect and there is continuation of the tiled flooring from the porch area.

Sitting Room/Dining Room

A spacious sitting room forming part of the front extension, with a window to the front aspect. There is an inset gas fire with a wooden surround. There is a good amount of space for a dining table and chairs and there is a sliding door leading into the conservatory, and a door into the kitchen.

Conservatory

A good size conservatory with heating and a door leading into the garden.

Kitchen

Fitted with a range of white fronted wooden cabinets with worktops over and tiled splash backs. There is a window to the rear aspect and a door to the side. There is space and plumbing for a slimline dishwasher and a washing machine and space for a free-standing fridge-freezer. There is an integrated double electric oven, tiled flooring, four ring electric hob with extractor hood and a door into the hallway.

First Floor Landing

A window to the side aspect, doors to all rooms and a cupboard which houses the Ferroli gas fired combi boiler. There is a loft hatch giving access to the roof space.



Bedroom One

A large main bedroom with built-in wardrobes, a window to the front aspect and pleasant countryside views in the distance.

Bedroom Two

A double bedroom with a window to the rear aspect.

Bedroom Three

A single bedroom with a built-in cupboard and a window to the front aspect.

Bathroom

A re-fitted white suite comprising of a panelled bath, toilet and a hand basin with tiled splash backs, a heated towel rail and wood effect vinyl flooring. There is a window to the rear aspect and a further window to the side.

Outside

The front garden is laid to lawn with many established shrubs and plants and there is a pathway leading to the front door and also to the side aspect. To the rear of the property there is a patio area with steps leading to a lawned area where there are established shrubs and bushes. At the foot of the garden there is a single garage with power and lighting and driveway parking along with a further grassed area. The garage is accessed from Badger Way to the rear.

Directions

From Banbury Cross proceed in a southerly direction via South Bar and continue into the Oxford Road. Continue for approximately one mile and then bear left just before the Bodicote flyover where signposted for Bodicote. At the round about take the first exit onto Bankside and then take the second left onto Chatsworth Drive. The property will be found on your left-hand side after around 300 yards.

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.

Services

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

Local Authority

Cherwell District Council. Tax band C

Tenure

A freehold property.

Viewing Arrangements

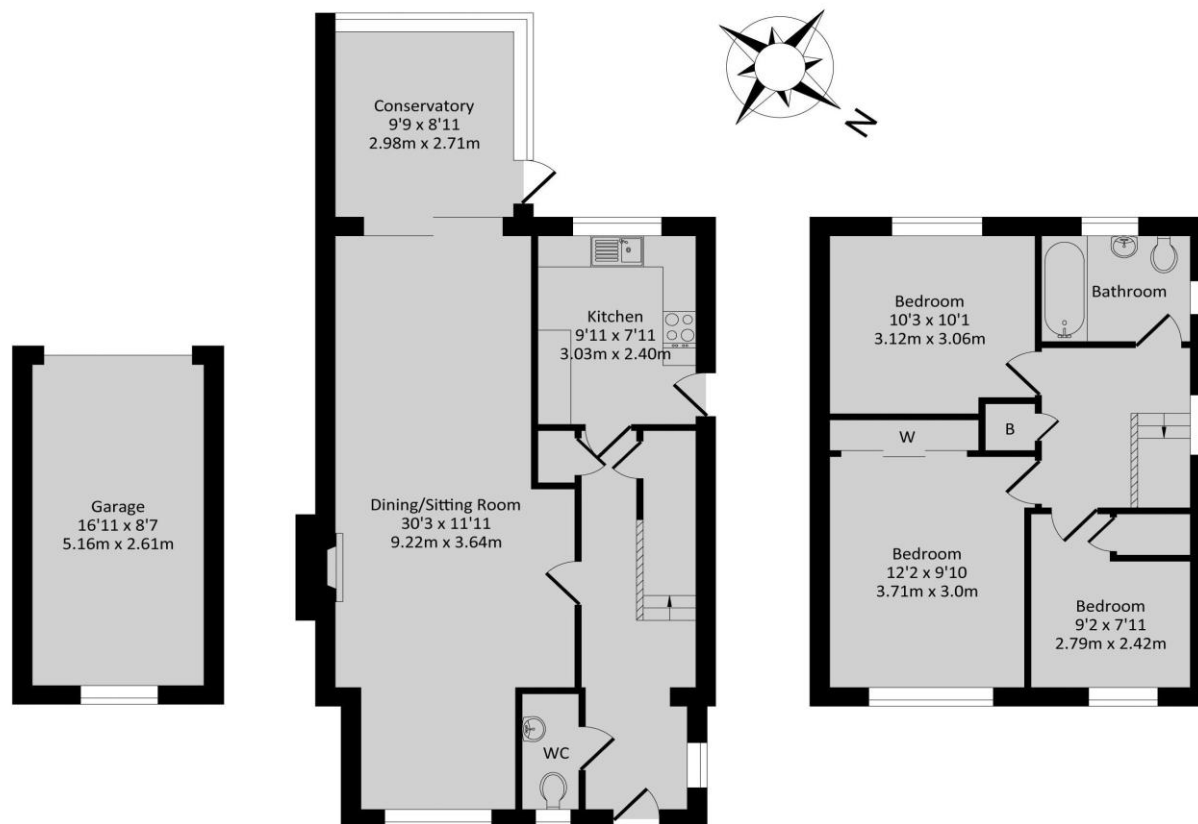
By Prior arrangement with Round & Jackson.



Garage
Approx. Floor
Area 145 Sq.Ft.
(13.50 Sq.M.)

Ground Floor
Approx. Floor
Area 632 Sq.Ft.
(58.70 Sq.M.)

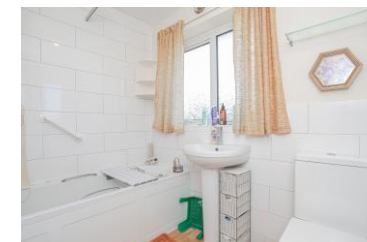
First Floor
Approx. Floor
Area 428 Sq.Ft.
(39.80 Sq.M.)



Total Approx. Floor Area 1205 Sq.Ft. (112.0 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		85 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The Office, Oxford Road, Banbury, Oxon, OX16 9XA
T: 01295 279953 E: office@roundandjackson.co.uk
www.roundandjackson.co.uk



ROUND & JACKSON
ESTATE AGENTS

Property Misdescriptions Act 1991: The Agents have not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit the for the purpose. The buyer is advised to obtain verification from his or her professional buyer. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their solicitor. You are advised to check the availability of any property before travelling any distance to view.