



Britannia Road
Banbury



ROUND & JACKSON
ESTATE AGENTS



34 Britannia Road

Banbury, Oxon, OX16 5DW

£250,000

A detached bungalow with a modern kitchen and two double bedrooms situated in a convenient location within the town centre.

The Property

34 Britannia Road, Banbury is a two-bedroom detached bungalow, conveniently located within the town centre and close to a wide range of amenities. The accommodation is arranged around a central hall and includes a modern kitchen, a sitting room, a bathroom, and two double bedrooms. Bedroom two has double doors opening to the rear garden, making it equally suitable as a dining room if preferred. Outside, there is a small garden to the front where it may be possible to create off-road parking (subject to the necessary consents), and an enclosed garden to the rear. A floorplan has been prepared to illustrate the room sizes and layout.

Hallway

A central hall with access to all accommodation.

Kitchen

Fitted modern kitchen with wall cabinets and base units and drawers with work surfaces over. Sink and drainer, four ring hob with extractor over, single oven. Integrated fridge, freezer and washing machine.

Sitting Room

Ample space for lounge furniture, a central fireplace and a window to the front.

Bathroom

Panelled bath, low level WC and a wash hand basin. Window to the side.

Bedroom One

A double room with fitted wardrobes and cabinets. Window to rear.

Bedroom Two

A double room which could be used as a second reception room with double doors to the garden.

Outside

To the front of the property there is a small walled garden where it may be possible to create driveway parking (subject to relevant permission). There is gated side access to either side of the property to the rear where there is an enclosed garden which is laid to lawn with well stocked borders and a paved seating area. There is also a wooden shed which will remain.

Directions

From Banbury Cross proceed via the High Street and continue into George Street. Turn Right at the crossing into Newland Road then continue to the next crossroads and turn left into Gatteridge Street, after approximately 100 yards take the first right hand turn into Britannia Road where the property will be found on the right-hand side.

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.

Services

All mains' services connected.

Local Authority

Cherwell District Council. Tax band B.

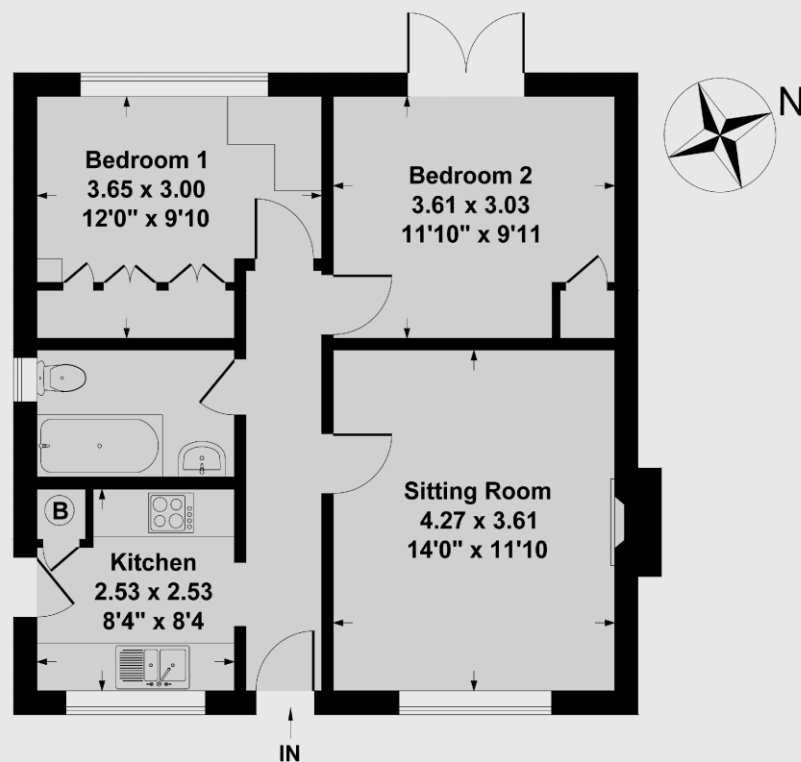
Viewing Arrangements

By prior arrangement with Round & Jackson.

Tenure

A freehold property.





Ground Floor

Ground Floor Approx Area = 55.20 sq m / 594 sq ft

Measurements are approximate, not to scale,
illustration is for identification purposes only.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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