



116 Bankside

Banbury, Oxfordshire, OX16 9TD



ROUND & JACKSON
ESTATE AGENTS





An immaculately presented two bedroom ground floor maisonette with a garage and rear garden located on the southern side of town close to the town centre, local amenities and Banbury train station.

The property

116 Bankside, Banbury is a well-presented two bedroom ground floor maisonette, situated on the south side of town within easy reach of local amenities, schools, the town centre, and Banbury train station. The property has been modernised in recent years and is offered in excellent decorative order throughout. The accommodation comprises an entrance porch, hallway, a modernised kitchen, two bedrooms, a modern bathroom, and a spacious sitting room. Externally, the property benefits from an enclosed rear garden and a single garage located to the rear with an allocated parking space directly in front. We have prepared a floorplan to show the room sizes and layout. Some of the main features include:

Entrance Porch

Main door to the front, a window to the side aspect, a door into the hallway and two useful built in storage cupboards.

Entrance Hallway

Doors to all accommodation, an airing cupboard and wood effect flooring throughout.

Kitchen

Fitted with a range of modern shaker style eye level cabinets, base units and drawers with work surfaces over, tiled splashbacks and an inset sink and drainer. There is an integrated electric oven, an electric hob with extractor over and space/plumbing for a freestanding dishwasher, washing machine and fridge freezer. A window to the front aspect, a cupboard housing the gas fired boiler and continuation of the wood effect flooring.

Living Room

A good-sized living room with space for living room furniture and a table and chairs. A large window to the front aspect.

Family Bathroom

Refitted within recent years, the family bathroom comprises a panelled bath with a shower over and a separate handheld shower attachment, a wash hand basin with storage beneath and a WC. A window to the rear aspect, a heated towel rail and attractive modern tiling.



Bedroom One

A large, bright double bedroom with French doors opening into the rear garden and ample space for bedroom furniture.

Bedroom Two

A single bedroom with French doors leading into the rear garden.

Outside

To the rear there is an enclosed, low maintenance paved garden with flower and plant borders which is accessed from both bedrooms. A gate providing access to the rear and front.

Garage

A single garage located at the rear of the property with an up and over door. Parking for one vehicle in front of the garage.



Situation

Banbury is a thriving, market town located just north of Oxford amidst beautiful rolling countryside. The town is steeped in history and is now a modern centre with a full range of shops, supermarkets, a cinema, restaurants and leisure facilities. Communication links are excellent with Junction 11 of the M40 situated approximately two miles north east. Banbury railway station is within walking distance and provides regular trains to all parts of the country with London and Birmingham a comfortable commute.

Directions

From Banbury town centre proceed along the Oxford Road (A4260). On the outskirts of the town turn left before the flyover where it is signposted to Bodicote and Cherwell Heights. At the roundabout turn left onto Bankside and follow the road continuing past the two left hand turnings for Chatsworth Drive. The property will be found after a short distance on the left hand side. To access the garage and car parking, continue past the property and take the left hand turn into Farm Way and follow the road round to the left. The garage and parking can be found after a short distance on the left hand side.



Services

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

Local Authority

Cherwell District Council. Tax band B.

Tenure

A leasehold property. The property is held on a 999 year lease which commenced in 1972. Ground rent £15 per annum.

Viewing Arrangements

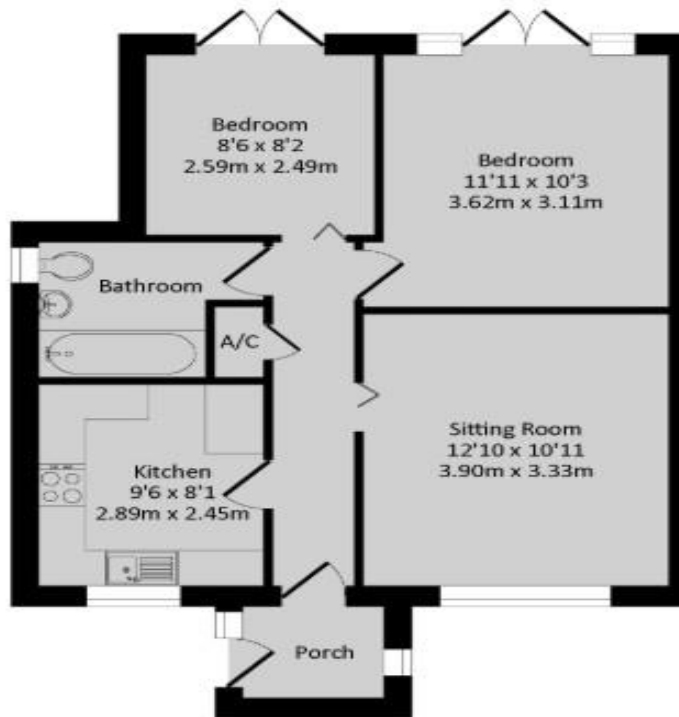
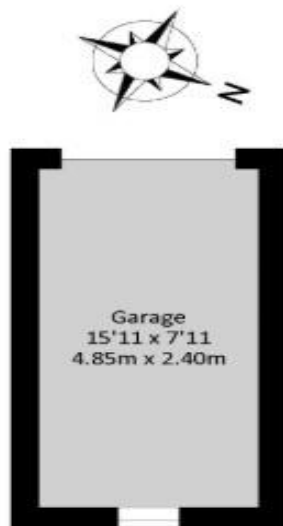
By Prior arrangement with Round & Jackson.

Asking Price: £220,000



Garage
Approx. Floor
Area 125 Sq.Ft.
(11.60 Sq.M.)

Ground Floor
Approx. Floor
Area 556 Sq.Ft.
(51.70 Sq.M.)



Total Approx. Floor Area 681 Sq.Ft. (63.30 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 and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as a guide only for prospective purchasers. The Services, Systems and appliances 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		
69-80	C	73 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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