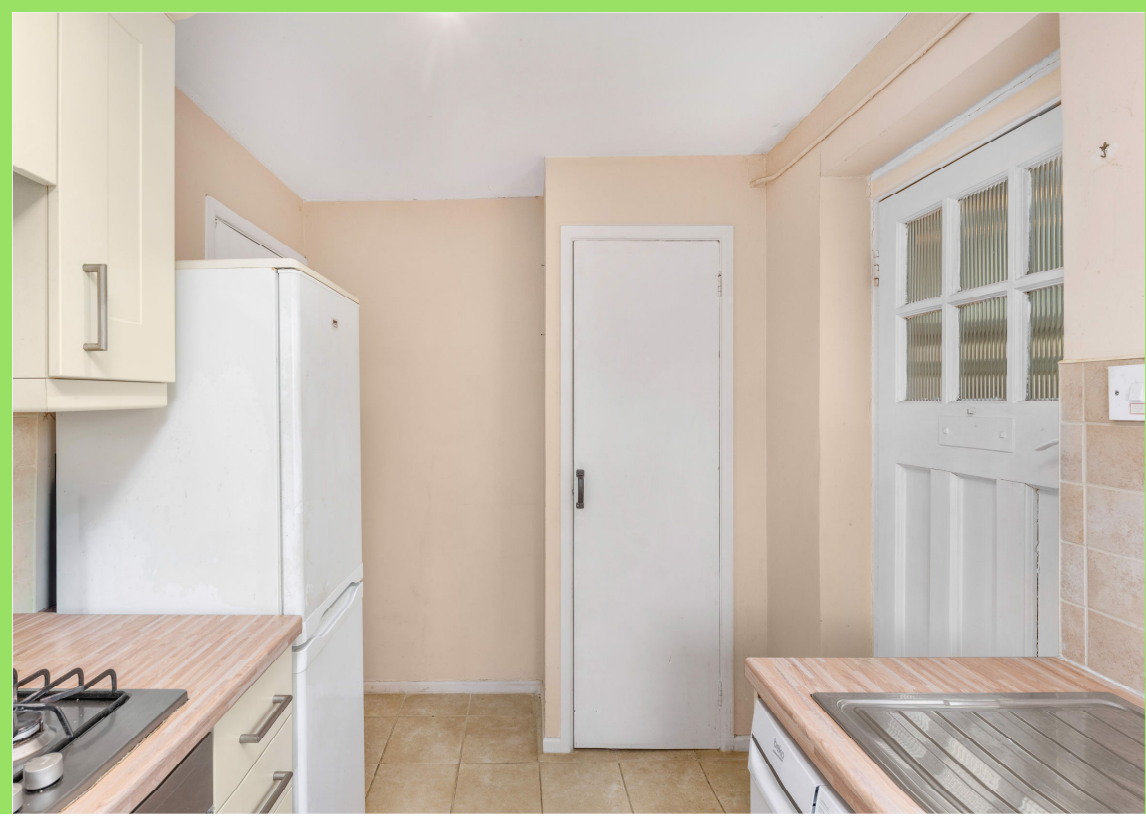




37 St. Annes Road
Banbury, OX16 9EA



ROUND & JACKSON
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A two bedroom, semi-detached bungalow with a large rear garden and the property is set back nicely from the road. The property comes to market with no onward chain

The property

37 St Annes Road, Banbury is a two bedroom, semi-detached bungalow which benefits from having a large conservatory to the rear and a large rear garden. The property comes to market with no onward chain and has a modern shower room. The property is located on the popular Timms Estate which is close to local shops and amenities and is set back nicely from the road, within a quiet part of the development. The living accommodation is arranged over ground floor level and is well laid out. There is an entrance hallway, sitting room, kitchen, large conservatory, two double bedrooms and an updated shower room with W.C. Outside to the rear there is a large lawned garden measuring around 75ft with established trees and shrubs and there may be an option to create parking to the front, however, you would need to speak to the council about this as the curb would need dropping. Two neighbouring bungalows have created driveway parking in this way. We have created a floorplan to show the room sizes and layout, some of the main features include:

Entrance Hallway

A spacious hallway with doors leading to all rooms and there is a loft hatch to the roof space which is boarded with a light and ladder fitted. There is a further large storage cupboard. The boiler is located in the loft.

Sitting Room

A spacious sitting room with a feature fireplace with an inset coal effect electric fire. Window overlooking the conservatory.

Kitchen

Fitted with a range of cream coloured, shaker style cabinets with worktops over and tiled splash backs. Dual aspect windows to the side and rear, space and plumbing for a washing machine and an inset sink and drainer. There is also an integrated oven, a four ring gas hob with extractor hood, and there is space for a fridge-freezer. Door leading into the conservatory, built-in storage cupboard and there is tiled flooring throughout.

Conservatory

A very large addition to the property with French doors leading into the garden and a further door to the side aspect. There are fitted blinds to all the windows and a radiator which forms part of the main central heating system. Wood effect flooring throughout.

Bedroom One

A very large double bedroom with a window to the front aspect and there is ample space for furniture.

Bedroom Two

A double bedroom with a window to the side aspect and there is ample space for furniture.

Family Shower Room

Fitted with a modern white suite comprising of a shower cubicle, toilet, bidet and a wash basin. There is attractive tiling to the walls, tiled flooring and a heated towel rail/radiator along with a window to the side aspect.

Outside

To the rear of the property there is a lawned garden which measures around 75ft with established trees and bushes. There is a central pathway and a useful wooden storage shed, along with a paved patio adjoining the house. There is an outside tap and gated access to the side, which leads to the front of the property. To the front of the property there is a gravelled garden with a gate and a low wall fronting the pathway.



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 south via South Bar Street and continue into the Oxford Road. Having passed Sainsbury's supermarket take the next right hand turn into Grange Road then take the left hand turn into Timms Road. St Anne's Road is the first turn on your left and the property will be found after a short while, on your left hand side.

Services

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

Local Authority

Cherwell District Council. Tax band C.

Viewings

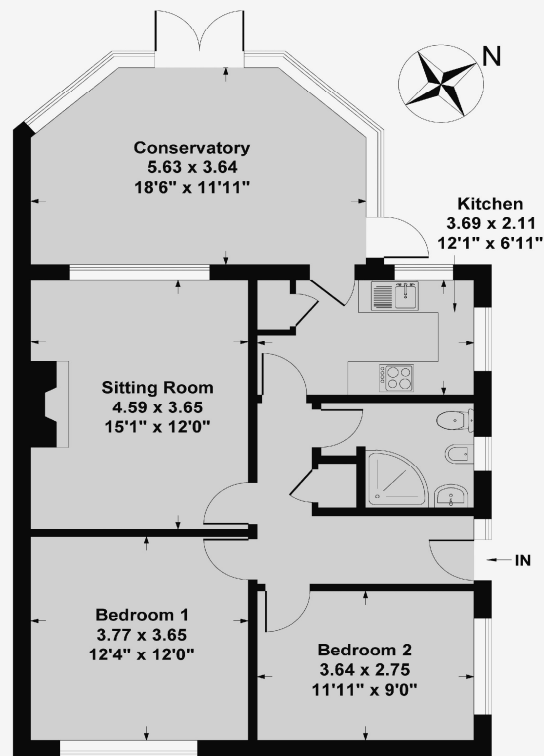
By prior arrangement with Round & Jackson.

Tenure

A freehold property.

Asking Price: £330,000





Ground Floor

Ground Floor Approx Area = 83.59 sq m / 900 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	69 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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