



13 Songthrush Road
Banbury, OX15 4GL



ROUND & JACKSON
ESTATE AGENTS





A very well presented three bedroom Taylor Wimpey built family home with garage and driveway parking for one vehicle and located on the south side of town.

The Property

13 Songthrush Road, Bodicote is a spacious modern three bedroom house which is pleasantly located within this popular development on the edge of Bodicote. The accommodation is arranged over two floors and there is a private garden, a driveway and garage to the rear. On the ground floor there is a very spacious central hallway, a well equipped kitchen/dining room, a sitting room and cloakroom/W.C. On the first floor there are three good sized bedrooms and two bathrooms. We have prepared a floorplan to show the rooms sizes and layout. Some of the main features include:

Entrance Hallway

A spacious hallway with stairs rising to the first floor and doors leading into all ground floor rooms. Useful storage cupboard and good quality wood effect flooring throughout.

Cloakroom/ W.C

A good sized cloakroom which is fitted with a modern white suite comprising toilet and wash basin. Continuation of the wood effect flooring from the hallway.

Sitting Room

A bright and airy sitting room with window to the front aspect and French doors leading into the rear garden.

Kitchen/Diner

A spacious kitchen which is fitted with a number of grey fronted shaker style units with wood effect worktops over. There are a range of integrated appliances including a fridge-freezer, dishwasher, washer dryer and electric oven with four ring induction hob over and extractor hood above. There are windows to the front and rear aspects and plenty of space for a table and chairs. The flooring from the hallway continues into the kitchen and there is a wall mounted Ideal Logic combination gas fired boiler for the central heating and hot water system.

First Floor Landing

Doors leading to all first floor rooms and loft hatch providing access to the roof space.

Bedroom One

A double bedroom with window to the front aspect and door leading into a large en-suite shower room which is fitted with a white suite comprising of a double shower cubicle, toilet and wash basin. Attractive white tiling to the splash back areas, window to the rear aspect and wood effect flooring throughout.

Bedroom Two

A double room with fitted mirror fronted wardrobe and window to the front aspect.

Bedroom Three

A single room with window to the rear aspect.

Family Bathroom

Fitted with a modern white suite comprising panelled bath with shower over, toilet and wash basin. Attractive white tiling to the splash back areas and window to the front aspect. Heated towel rail and wood effect flooring throughout.

Garage

A single garage with power and lighting and up-and-over door leading onto a tarmac driveway which provides off road parking for one vehicle. At the rear of the garage there is a door leading into the rear garden.

Outside

To the rear of the property there is a private lawned garden with paved patio area and pathway leading to the garage. There is a good-quality, insulated wooden building with power connected that has been used previously as a home office. To the front of the property there is a pathway leading to a canopy porch with gravelled borders to each side with established shrubs.



Situation

Situation - Bodicote is a popular and thriving village lying approximately a mile and a half South of Banbury. It has a community feel with such groups as The Bodicote Cricket Club and Bodicote Players Amateur Dramatics Group. Within the village amenities include a Post Office/shop, two farm shops, two public houses, an Indian restaurant, Bishop Loveday Church of England Primary School, village hall, Banbury Rugby Club, Kingsfield sports and recreation area with children's playground, Bannatyne's Health and Leisure Club. Longford Park This popular new development has a wide range of amenities including the Longford Park primary school and a community hall. A community park is currently under construction which will link phase three and phase four and there is to be a shopping parade and public house included within the development.

Directions

From Banbury Cross proceed southwards via the Oxford Road and continue for just over a mile and travel under the Bodicote flyover bridge and past the petrol station on your left. At the traffic lights turn left into the Longford Park development and continue on this road and past the primary school and then bear right into Songthrush Road. Number 13 will be found on your left hand side just after the turning for Chaffinch Way.

Services

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

Local Authority

Cherwell District Council. Tax band D.

Viewing arrangements

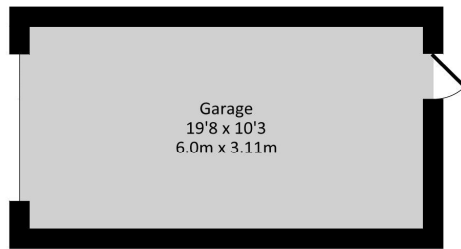
By prior appointment with Round & Jackson.

Tenure

A freehold property.

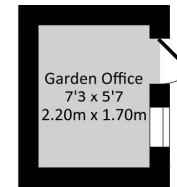
Asking Price: £335,000



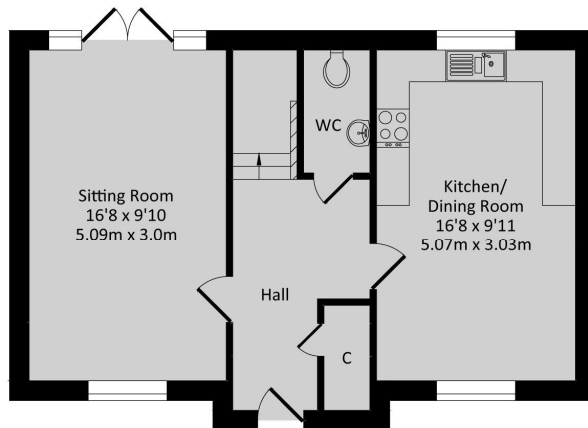


Garage
Approx. Floor
Area 201 Sq.Ft.
(18.70 Sq.M.)

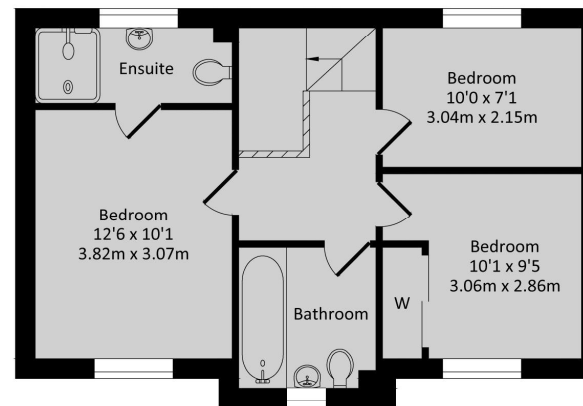
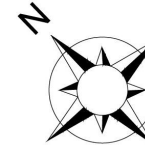
Garden Office
Approx. Floor
Area 40 Sq.Ft.
(3.70 Sq.M.)



Ground Floor
Approx. Floor
Area 466 Sq.Ft.
(43.30 Sq.M.)



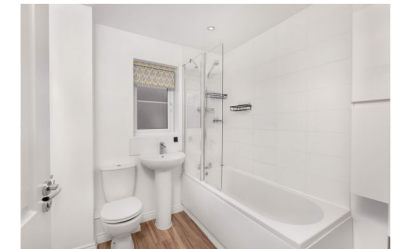
First Floor
Approx. Floor
Area 466 Sq.Ft.
(43.30 Sq.M.)



Total Approx. Floor Area 1173 Sq.Ft. (109.0 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.



Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92-100) A		95
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		

IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.

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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.



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