



7 School Row, School View
Banbury



ROUND & JACKSON
ESTATE AGENTS

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7 School Row, School View

Banbury, OX16 4SR

£260,000

A two-bedroom, semi-detached, modern home with a larger than average rear garden and driveway parking for two vehicles. The property provides no onward chain.

The Property

7 School Row, School View, Banbury is an immaculately presented two-bedroom semi-detached home with driveway parking for two vehicles, and a larger than average rear garden. The property comes to market with no onward chain and is close to local schooling and amenities, and is within easy walking distance to the train station and town centre. The living accommodation is arranged over two floors and is well laid out. On the ground floor there is an entrance porch, sitting room and a kitchen/breakfast room. On the first floor there is a landing, two double bedrooms and a bathroom. Outside to the front there is a lawned garden and driveway parking for two vehicles. To the rear there is larger than average lawned garden with a patio area and a good amount of space to the side of the house where there is a wooden shed, and gated access to the front. We have prepared a floorplan to show the room sizes and layout, some of the main features include:

Entrance Porch

A useful entrance porch ideal for coats and shoes, open plan leading into the sitting room.

Sitting Room

A good size sitting room with stairs rising to the first floor and a window to the front aspect. Good quality wooden flooring throughout. Door leading into the kitchen.

Kitchen/Breakfast Room

Fitted with a range of white shaker style cabinets with worktops over, an inset sink and drainer, space for a cooker and extractor hood over. Wall mounted gas fired boiler, tiled splash backs, space and plumbing for a washing machine, window and door leading into the rear garden, and the quality wooden flooring from the sitting room continues throughout. Space for a table and chairs.

First Floor Landing

There is a window to the side aspect, loft hatch to the roof space and doors to all rooms.

Bedroom One

A double bedroom with two windows to the front aspect, a fitted wardrobe and a built-in cupboard which houses the hot water tank, with shelving.

Bedroom Two

A double bedroom with a window to the rear aspect.

Bathroom

Fitted with a white suite comprising of a panelled bath, a toilet and a wash basin, with vanity storage beneath. Triton electric shower and attractive tiled splash backs along with good quality vinyl flooring.

Outside

To to the front of the property there is a lawned garden and a tarmac driveway which provides parking for two vehicles. To the rear there is a good sized lawned garden with gated access onto the driveway, and there is a paved patio adjoining the house and a further paved area to the side with a wooden shed.

Directions

From Banbury Cross proceed eastwards via the High Street and into George Street. At the traffic lights turn left into Windsor Street and then at the crossroads traffic lights turn right into the Middleton Road. Continue over the bridge and straight over at the mini roundabout and then after around 400 yards take the turning on the right into Howard Road. Take the first right hand turn into Avenue Road and then bear left as the road bends into School View where the property will be found on your right-hand side after around 200 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 (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 and many places of historical interest are within easy reach.

Services

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

Local Authority

Cherwell District Council. Tax band B.

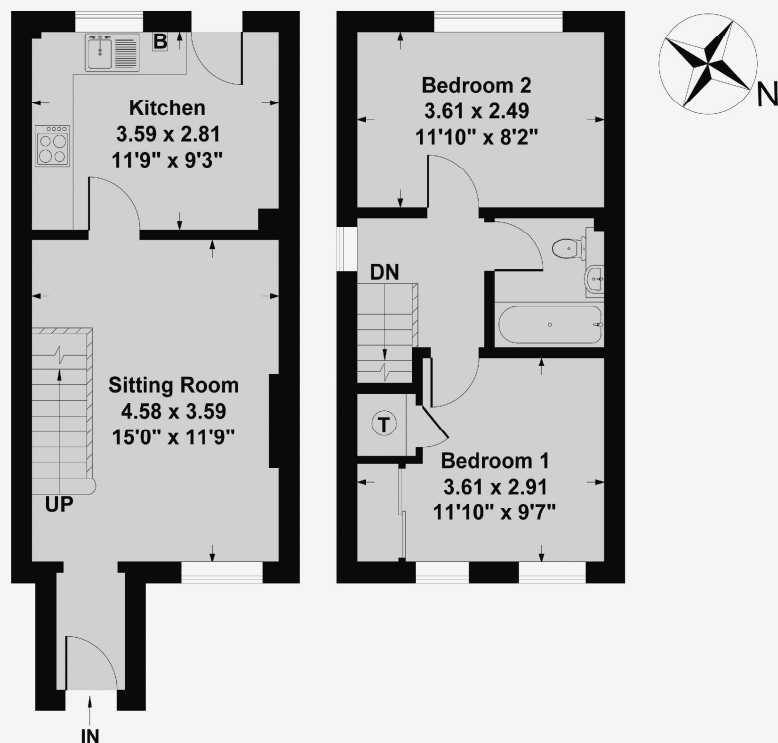
Tenure

A Freehold property.

Viewing arrangements

Strictly by prior arrangement with Round & Jackson.





Ground Floor Approx Area = 28.86 sq m / 311 sq ft
First Floor Approx Area = 27.06 sq m / 291 sq ft
Total Area = 55.92 sq m / 602 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		87 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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