



Waltham Gardens
Banbury



ROUND & JACKSON
ESTATE AGENTS

www.roundandjackson.co.uk



40 Waltham Gardens

Banbury, Oxon, OX16 4FD

£179,950

A very well presented one bedroom cluster home which is conveniently located close to amenities, the railway station and M40 junction 11. Available for sale with no onward chain.

The Property

40 Waltham Gardens, Banbury is a very well presented one bedroom cluster house with allocated parking. The property is located on the eastern side of town close to the train station, town centre and M40 junction 11. The current owner has recently upgraded the windows, carpets and kitchen. The accommodation is arranged over two floors with an entrance hallway, sitting room and modern kitchen on the ground floor. On the first floor there is a landing, family bathroom and a double bedroom. Outside of the property there is a small lawned garden area to the front with a paved pathway leading to the front door. There are two allocated spaces which are directly in front of the property next to the lawned garden.

We have prepared a floor plan to show the room sizes and layout, some of the main features include:

Entrance Hallway

With stairs rising to the first floor and doors to the sitting room and storage cupboard. Window to the side aspect.

Sitting Room

A spacious reception room with dual aspect windows to the front and side which is semi-open plan into the kitchen.

Kitchen

Fitted with a range of modern eye level cabinets with base units and drawers with work surfaces over and a window to the front aspect. There is an integrated single oven with a four ring electric hob above and extractor hood over. There is an inset sink and draining board, space and plumbing for a washing machine and free standing fridge/freezer.

First Floor Landing

With a hatch to the loft space, doors to all first floor accommodation and airing cupboard which houses the hot water cylinder.

Bedroom One

A large double bedroom with dual aspect windows to the front and side with a useful storage cupboard.

Bathroom

Fitted with a modern white suite comprising a panelled bath with a shower over, wash hand basin, W.C. and heated towel rail with a window to the front aspect.

Outside

To the front of the property there is a useful storage cupboard next to the front door. There is a small lawned garden area in front of the house with a paved pathway leading to the front door. Off road car parking is found directly in front of the property beyond the garden area. There is a tandem driveway for two vehicles.

Directions

From Banbury town centre proceed in an easterly direction along the Middleton Road. Continue to the end of this road and take the third exit at the roundabout onto Ermont Way. At the next roundabout take the third exit onto Overthorpe Road and then the first right into Westminster Way. Waltham Gardens will be found as the first road on the right. Take the first turn in on your right hand side where the property will be found on the left.

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 the Town and many places of historical interest are within easy reach.

Services

All mains services connected with the exception of gas.

Local Authority

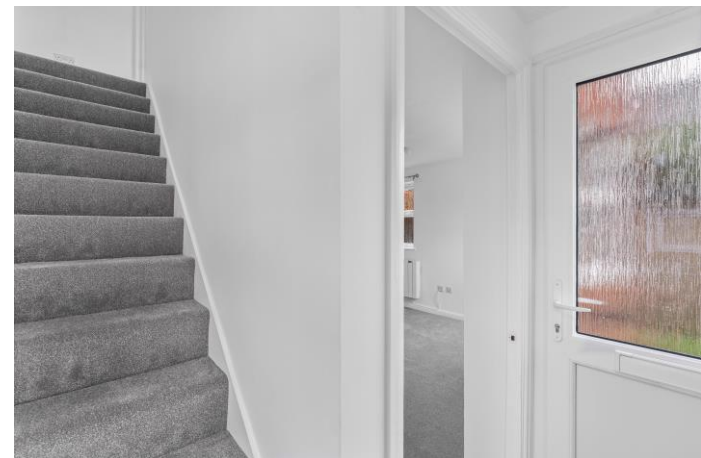
Cherwell District Council. Tax band B.

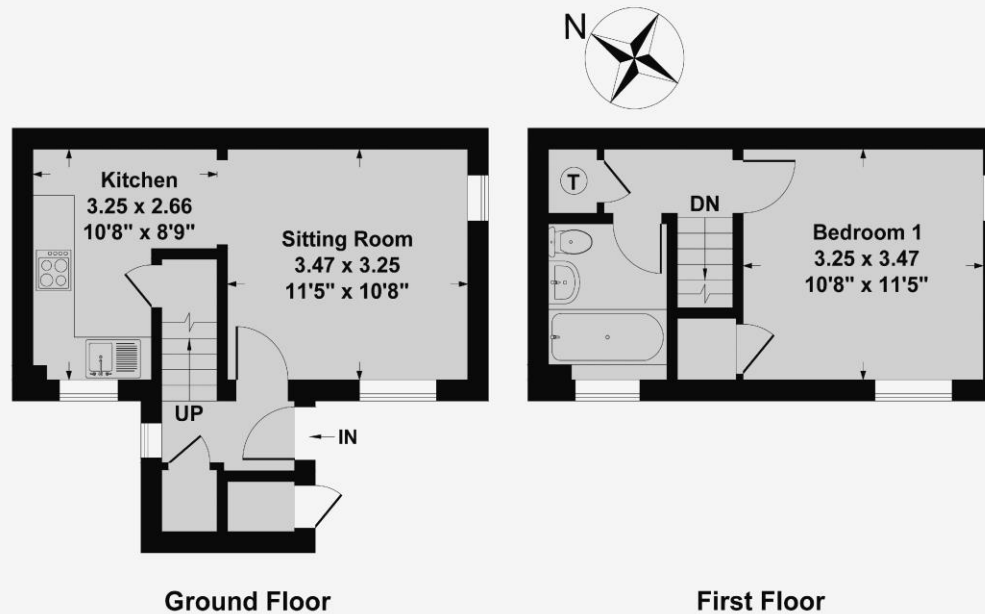
Viewing Arrangements

By prior arrangement with Round & Jackson.

Tenure

A freehold property.

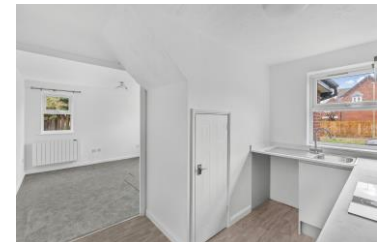




Ground Floor Approx Area = 24.51 sq m / 264 sq ft
First Floor Approx Area = 20.41 sq m / 220 sq ft
Total Area = 44.92 sq m / 484 sq ft

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		
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		

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