



7 Colville Walk
Banbury



ROUND & JACKSON
ESTATE AGENTS

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7 Colville Walk

Banbury, OX16 3NF

£340,000

A well presented, three-bedroom, link detached house with a private rear garden and driveway parking. The property is located within easy walking distance to the train station and town centre, and comes to market with no onward chain.

The Property

7 Colville Walk, Banbury is a well presented, three-bedroom, link detached house with a private rear garden and driveway parking. The property is located within easy walking distance to the train station and town centre. On the ground floor there is an entrance hallway, W.C, sitting room, kitchen/diner and conservatory. On the first floor there are three-bedrooms with an en-suite to the main bedroom, and a family bathroom. Outside to the rear there is a good size, private garden with a paved patio with gravelled and lawned sections. To the front of the property there is driveway parking and there is an up-and-over door leading into the single garage. We have prepared a floorplan to show the room sizes and layout, some of the main features include:

Entrance Hallway

Doors leading into the ground floor rooms, stairs rising to the first floor and wood effect flooring. Window to the side aspect.

W.C

Fitted with a white suite comprising of a toilet and wash basin with a vanity storage cupboard beneath. There is floor to ceiling tiling, a heated towel rail and there is a window to the front aspect.

Sitting Room

A good size sitting room with plenty of space for furniture. The wood effect flooring from the hallway continues and there is a window to the front aspect.

Kitchen/Diner

Fitted with a range of oak coloured, shaker style units with worktops over and tiled splash backs. There is an integrated dishwasher, fridge, oven and grill and there is a one and a half bowl sink with drainer. There is a large understairs storage cupboard which also houses the Worcester gas fire boiler. There is a window to the rear aspect and a door to the side. The kitchen leads into a pleasant conservatory, which is currently used as a dining area, and there is an internal door into the garage along with French doors into the garden.

First Floor Landing

Doors leading to all first floor rooms, window to the side aspect and there is a built-in, shelved storage cupboard. Loft hatch to the roof space.

Bedroom One

A double bedroom with a window to the front aspect, built-in wardrobes and there is a door into the en-suite. The en-suite is fitted with a white suite comprising of a shower cubicle, toilet and wash basin, heated towel rail and floor to ceiling tiling. Window to the side aspect.

Bedroom Two

A good size double bedroom with a window to the rear aspect.

Bedroom Three

A single bedroom with a window to the rear aspect.

Family Bathroom

Fitted with a white suite comprising of a panelled bath, toilet and wash basin with vanity storage cupboard beneath. Floor to ceiling tiling, tiled flooring and a window to the side aspect.

Garage

A good size single garage with power and lighting. There is space and plumbing for a washing machine and tumble dryer and there is an up and over door leading onto the driveway and an internal door leading into the conservatory.

Outside

To the front of the property there is driveway parking along with a paved area with established trees and bushes. To the rear of the property there is a paved patio adjoining the house, and further gravelled and lawned sections. There is an outside tap fitted and gated access to the side where there is a further area, which is ideal for bin storage.

Directions

From Banbury Cross proceed via the High Street and continue as it merges into George Street. At the traffic light controlled T junction turn left on to the A4260 and right at the next set of lights on to Bridge Street. Follow the road over the railway bridge as it becomes Middleton Road and take the next left for Waterloo Drive. Continue along Waterloo Drive until it merges onto Wellington Avenue, then take the first right into Colville Walk, follow the road around to the right and then bear left where the property will be found at the end of the road.

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.

Services

All mains services connected. The gas fired boiler is located in the understairs cupboard, accessed from the kitchen.

Local Authority

Cherwell District Council. Tax band C.

Tenure

A Freehold property.

Viewing Arrangements

Strictly by appointment with Round & Jackson.

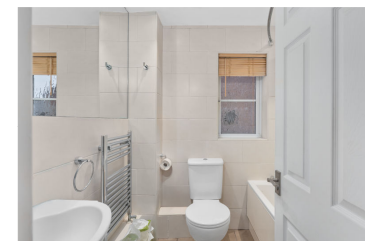




Ground Floor Approx Area = 47.79 sq m / 514 sq ft
 First Floor Approx Area = 36.86 sq m / 397 sq ft
 Garage Approx Area = 15.64 sq m / 168 sq ft
 Total Area = 100.29 sq m / 1079 sq ft

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

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