31 Troika Close

Banbury

ROUND & JACKSON
ESTATE AGENTS

31 Troika Close

Banbury, Oxon, OX16 1FN

£215,000

A spacious, two double bedroom mid-terraced home with a private garden, garage in a nearby block and parking space, ideally situated on the popular north side of Banbury and close to amenities. Available for sale with no onward chain.

The Property

31 Troika Close, Banbury is a spacious, two-bedroom terraced house which is pleasantly located within a quiet cul-de-sac on the northern outskirts of Banbury and close to amenities and schooling. The property has accommodation arranged over two floors and is well laid out, with an entrance hallway, kitchen and sitting room on the ground floor. On the first floor there is a central landing, two double bedrooms and a family bathroom. Outside of the property to the front, there is a paved driveway which provides off road parking for one vehicle, established plant beds and paved steps leading to the front door. To the rear, there is a private and south facing garden which has a patio seating area adjoining the house and a lawned garden area. There is a single garage which is located in the block to the right of the property with a parking space in front.

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, an open doorway to the kitchen, door to the sitting room and a useful understairs storage cupboard.

Sitting Room

A spacious reception room with ample space for furniture and double doors leading to the rear garden.

Kitchen

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

First Floor Landing

With a hatch to the loft space and doors to all first floor accommodation.

Bedroom One

A large double bedroom with fitted wardrobes and a window to the rear aspect.

Bedroom Two

A double bedroom with a built in storage cupboard and a window to the front aspect.

Family Bathroom

Fitted with a white suite comprising a panelled bath with a shower over, W.C., wash hand basin and tiled splash backs.

Garage

A single garage with an up and over door to the front and a parking space directly infront. Power and light connected.

Outside
To the front of the property there is a paved driveway which provides off road parking for one vehicle. There are established plant beds and steps leading to the front door. There is a useful outside storage cupboard which houses the gas fired boiler. To the rear, there is a private garden which is south facing and is predominantly laid to lawn with a patio seating area adjoining the house.

Directions
From Banbury town centre proceed along the Warwick Road and continue out of town for approximately one and a quarter miles. Having passed the Barley Mow Public House, turn right, taking the second exit at the next roundabout onto Highlands. Continue along this road and take the fourth turn on your left into Rosedale Avenue. Take the second turn on your left where the property will be found on your left hand side.

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.

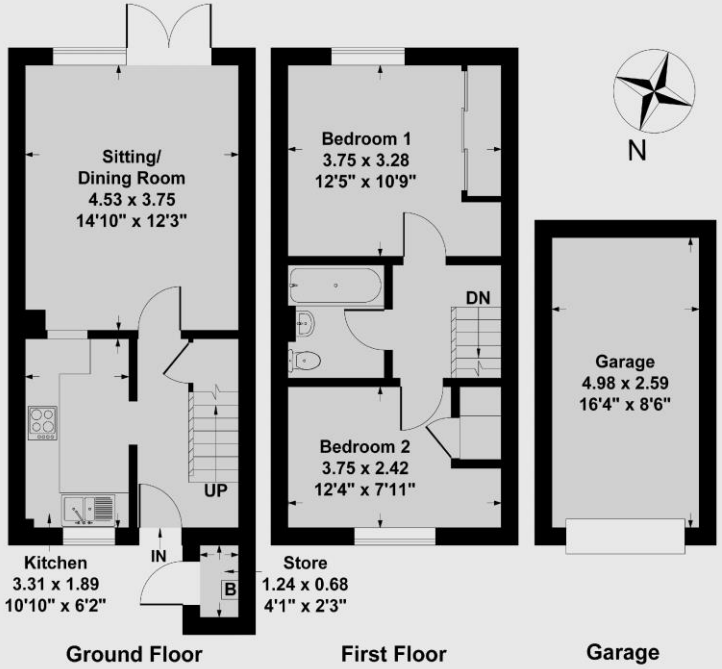
Services
All mains services connected.

Local Authority
Cherwell District Council. Tax band C.

Viewing Arrangements
By prior arrangement with Round & Jackson

Tenure
A freehold property.

Agents Note
In line with current Anti-Money Laundering regulations, all buyers are required to complete identity and Anti-Money Laundering checks before we are able to mark a property as Sold Subject to Contract.



Ground Floor Approx Area = 30.82 sq m / 332 sq ft
First Floor Approx Area = 29.77 sq m / 320 sq ft
Garage Approx Area = 12.89 sq m / 139 sq ft
Total Area = 73.48 sq m / 791 sq ft

Measurements are approximate, not to scale,
illustration is for identification purposes only.

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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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