

55 Wood End

Banbury, Oxfordshire, OX16 9SU

ROUND & JACKSON
ESTATE AGENTS













A recently improved three bedroom semi-detached chalet bungalow located the sought after Cherwell Heights development, close to amenities and the town centre.

The property

Situated in a popular residential area of Banbury, this well-maintained three-bedroom semi-detached home offers spacious and versatile accommodation throughout. The property has recently undergone a comprehensive programme of improvements, including full redecoration, wood laminate flooring throughout the ground floor, new carpets, a refitted kitchen, a refitted bathroom, and extensive garden landscaping, creating a stylish and move-in-ready home.

The property has a well thought out layout, with two bedrooms located on the first floor and a further bedroom on the ground floor, making it ideal for multi-generational living, guests, or those requiring accommodation on one level. The property is approached via a driveway providing off-road parking and access to the single garage.

Upon entering, a generous entrance hall creates an excellent first impression and has a staircase to the first floor. The spacious sitting room enjoys plenty of natural light, with a sliding patio door leading directly onto the rear garden, creating an excellent space for both relaxing and entertaining.

The recently refitted kitchen has been tastefully updated and provides a practical and attractive workspace with ample storage and preparation areas. The bathroom has also been recently replaced and finished to a high standard, complementing the property's modern presentation.

Outside, the property benefits from a good-sized private rear garden which gently slopes away from the house and has been thoughtfully landscaped to include a paved patio adjoining the house, a lawn and established borders, providing an attractive outdoor space for entertaining and family enjoyment.

The accommodation in more detail is as follows:

Hallway

A large and welcoming entrance hall providing access to the ground-floor accommodation. Offering ample space for coats and shoes, the hall creates a bright and spacious first impression and includes stairs rising to the first floor.

Sitting Room

A generous and comfortable reception room with ample space for both seating and dining furniture. A sliding patio door provides natural light and direct access to the rear garden, creating a connection between the indoor and outdoor living spaces.

Kitchen

A stylish refitted kitchen fitted with a range of contemporary units providing excellent storage and work surface space. Designed with practicality in mind, the kitchen offers ample room for everyday family life and enjoys views over the rear garden.

Bedroom Three

A versatile room that can be used as a third bedroom, guest room, home office or hobby room. Conveniently positioned on the ground floor and ideal for those seeking flexible living accommodation.

Bathroom

A modern refitted bathroom fitted with quality sanitary ware and finished to a high standard. Conveniently located on the ground floor and serving both the ground-floor accommodation and visiting guests.

Bedroom One

A spacious double bedroom enjoying a pleasant outlook and offering ample space for bedroom furniture. A bright and comfortable principal bedroom.

Bedroom Two

A well-proportioned second bedroom, ideal as a guest room, children's bedroom or home office.





Outside
To the front of the property there is a lawned garden with a path to the front door. There is a driveway to the side which gives access to the garage. A particular feature of the property is the private rear garden which benefits from a patio immediately adjoining the house, providing an excellent entertaining space. Beyond lies a generous lawn with established borders, all enclosed to create a private outdoor environment. The garden gently slopes away from the property, adding character and depth to the outdoor space.

Garage
A single garage located to the side with a brand new up and over door.

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.

Directions
From Banbury Cross proceed via the High Street and into George Street. At the traffic lights turn right into Lower Cherwell Street and then left at the next traffic lights into Swan Close Road. Take the second left turn into Bankside then take the fifth turning on your right into Wood End where the property will be found on your right.

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.

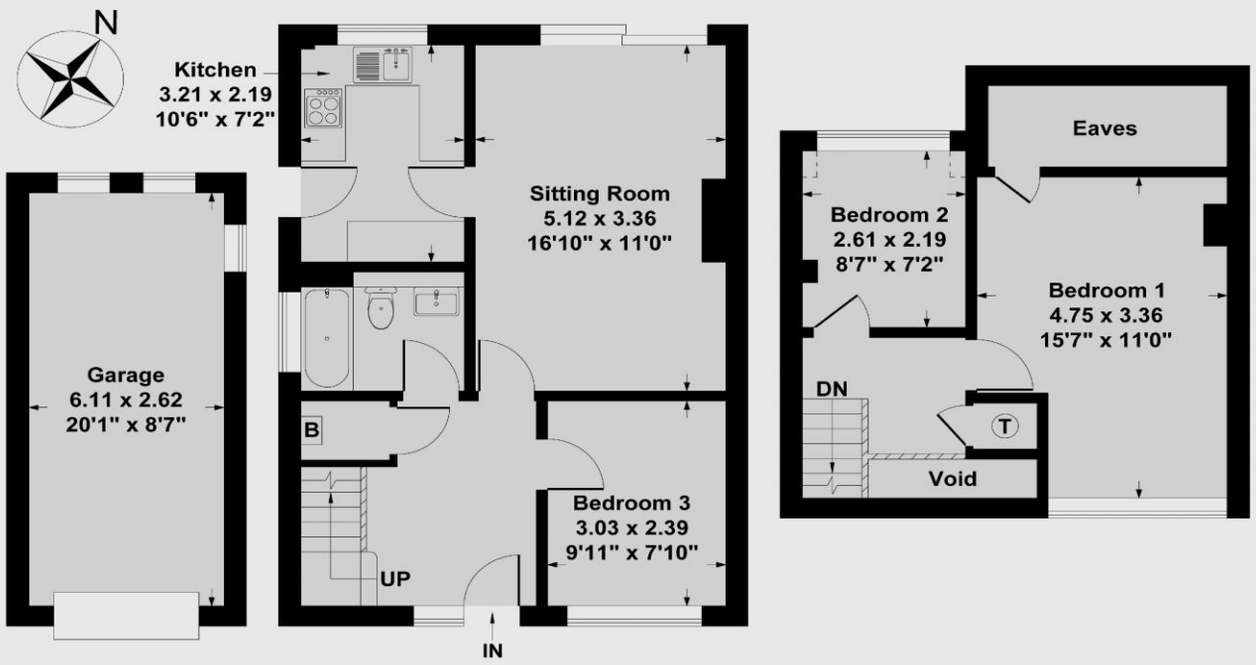
Asking Price: £284,000











Ground Floor Approx Area = 47.31 sq m / 509 sq ft
First Floor Approx Area = 27.92 sq m / 301 sq ft
Garage Approx Area = 16.00 sq m / 172 sq ft
Total Area = 91.23 sq m / 982 sq ft

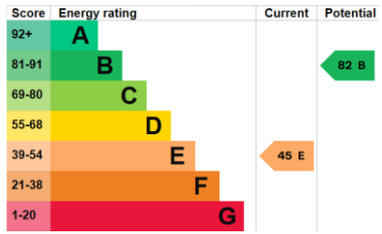
Measurements are approximate, not to scale,
illustration is for identification purposes only.

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Banbury - The Office, Oxford Road, Banbury, Oxon, OX16 9XA
T: 01295 279953 E: office@roundandjackson.co.uk

Bloxham – High Street, Bloxham, Oxon, OX15 4LU
T: 01295 720683 E: office@roundandjackson.co.uk

www.roundandjackson.co.uk

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