

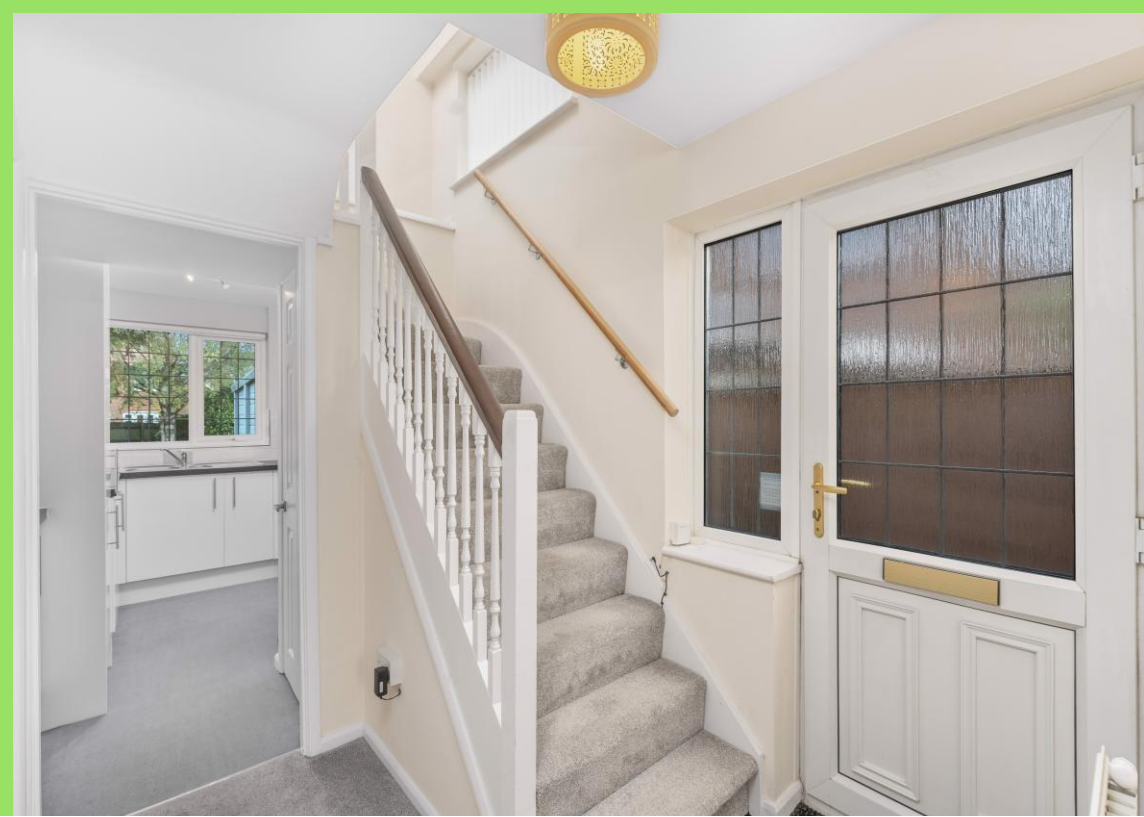


Keyser Road  
Banbury, OX15 4AN



ROUND & JACKSON  
ESTATE AGENTS









**A beautifully presented chalet style house with off road parking, a garage, a large rear and garden potential to extend. The property is pleasantly located within the village and is close to amenities.**

#### **The property**

6 Keyser Road, Bodicote is a superb chalet style house which is very pleasantly located within the village and close to amenities. The property is beautifully presented and has been greatly improved within recent years. On the ground floor there is a hallway, a sitting room, a modern kitchen, a dining room and a single bedroom. On the first floor there is a large double bedroom and a shower room which is beautifully fitted. There is a lawned garden to the front and a driveway which extends to the side and leads to the single garage. The rear garden extends to approximately 80 feet in length, is very private and pleasantly landscaped. There is also potential to extend the property subject to planning permission.

We have prepared a floorplan to show the room sizes and layout. Some of the main features include:

#### **Hallway**

Main entrance door to the side, stairs to the first floor and doors to all ground floor accommodation.

#### **Sitting Room**

Double doors to the rear garden, central fireplace and doors to the dining room.

#### **Dining Room**

Ample space for a dining table and chairs, double doors to the sitting room and a window to the front.

#### **Bedroom Two**

A single room with a window to the front.

#### **Kitchen**

Fitted with modern high gloss units. Base and eye level cabinets, inset sink and drainer, four ring gas hob with extraction hood over, double oven, store cupboard, integrated fridge-freezer.

#### **First Floor Landing**

Hatch to the loft space, doors to the bedroom and shower room. Large storage cupboard housing the boiler.

#### **Bedroom One**

A large double bedroom with two fitted wardrobes, a window to the front and useful eaves storage to the front and rear.

#### **Shower Room**

Recently re-fitted with a modern suite comprising a shower cubicle, a wash hand basin and a low level WC. Attractive tiling, window to the side.

#### **Outside**

To the front of the property there is a lawned garden with an attractive planted border. There is also a block paved driveway which extends to the side and gives access to the garage. The rear garden extends to approximately 80 feet in length which is very private and beautifully landscaped. There is a block paved patio adjoining the house, a large lawn and well stocked flower and plant borders.



### Situation

Bodicote is a popular and thriving village lying approximately a mile and a half South of Banbury. It has a community feel with such groups as The Bodicote Cricket Club and Bodicote Players Amateur Dramatics Group. Within the village amenities include a Post Office/shop, a farm shop, two public houses, Bishop Loveday Church of England Primary School, village hall, Banbury Rugby Club, Kingsfield sports and recreation area with children's playground, Bannatyne's Health and Leisure Club, and a bus service to and from Banbury town centre.

### Directions

From Banbury proceed in a southerly direction toward Oxford (A4260). Having passed the new Longford Park development on the left turn right before reaching Bannatyne's gym into Weeping Cross. Take the second turning on the left into Molyneux Drive and after a short distance bear left into Keyser Road where the property will be found on your left.

### Services

All mains services connected.

### Local Authority

Cherwell District Council. Tax band C.

### Viewing Arrangements

Strictly by prior arrangement with Round & Jackson.

### Tenure

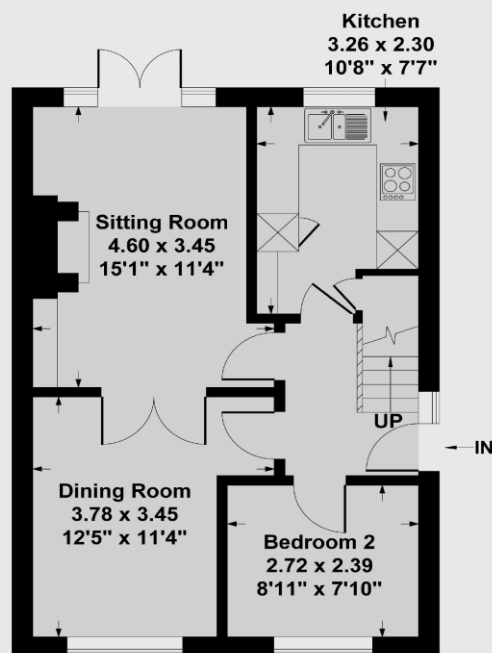
A freehold property.

**Asking Price: £325,000**

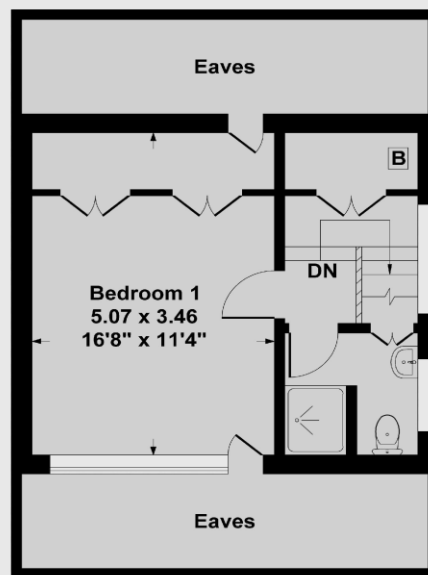




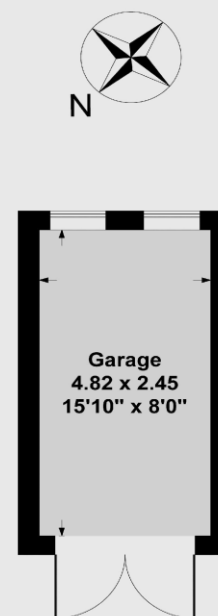




Ground Floor



First Floor



Garage

**Ground Floor Approx Area = 46.00 sq m / 495 sq ft**  
**First Floor Approx Area = 27.95 sq m / 301 sq ft**  
**Garage Approx Area = 11.80 sq m / 127 sq ft**  
**Total Area = 85.75 sq m / 923 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	73 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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