



26 Hillview Crescent
Banbury, OX16 1DN



ROUND & JACKSON
ESTATE AGENTS





A three-bedroom semi-detached family home with a large rear garden backing onto parkland, a garage and ample driveway parking. Offered for sale with no onward chain.

The property

26 Hillview Crescent, Banbury is a three-bedroom, semi-detached family home with a garage, a large driveway and is offered for sale with no onward chain, and occupies a generous plot backing directly onto open parkland. The property benefits from a large, low-maintenance frontage providing ample driveway parking, along with a garage and useful utility area. The ground floor comprises an entrance porch leading into a hallway with stairs to the first floor and useful understairs storage. The spacious sitting/dining room is a bright, open-plan space with windows to the front aspect and a central stone fireplace, offering plenty of room for both living and dining furniture. To the rear, a useful extension provides additional versatile space with direct access to the garden, ideal as a playroom or study. The kitchen is fitted with a range of units and leads through to a separate utility room with garden access and internal access to the garage. Upstairs, there are three-bedrooms, including two generous doubles, along with a family bathroom fitted with a white suite and electric shower over the bath.

The loft space is boarded with lighting and a ladder, providing further storage. Outside, the rear garden is a particular feature, being of a good size and mainly paved for ease of maintenance, with established planting, a timber shed, and gated access directly onto the park beyond. We have prepared a floor plan to show the room sizes and layout, some of the main features include:

Entrance Porch

A useful covered entrance with door leading into the main hallway.

Entrance Hallway

Stairs rising to the first floor. Doors leading to the kitchen and sitting/dining room. Useful understairs storage cupboard.

Sitting/Dining Room

A spacious open-plan room with window to the front aspect and further windows and door leading into the rear extension. Central stone fireplace with gas fire (currently not in use). Ample space for both living furniture and a dining table and chairs.

Garden Room

A versatile additional reception space with windows overlooking the rear garden and sliding door providing direct access outside. Ideal as a playroom, study or additional sitting area.

Kitchen

Fitted with a range of white wall and base units with worktops over and tiled splash backs. Window to the rear aspect. Integrated electric oven and extractor hood. Four-ring gas hob (currently disconnected). Vinyl flooring and useful understairs storage cupboard. Door leading to the utility room.

Utility Room

A practical addition located behind the garage. Fitted with a sink and drainer with tiled splash backs and space with plumbing for a washing machine. Glazed door to the rear garden and internal door to the garage.

Garage

Single garage with power and lighting, and up-and-over door opening onto the driveway.

First Floor Landing

Window to the side aspect. Doors leading to all first-floor rooms. Loft hatch providing access to a boarded roof space with ladder and lighting.

Bedroom One

A spacious double bedroom with window to the rear aspect. Built-in storage cupboard.



Bedroom Two

A good-sized double bedroom with window to the front aspect. Built-in storage cupboard.

Bedroom Three

A single bedroom with window to the front aspect.

Family Bathroom

Fitted with a white suite comprising panelled bath with Bristan electric shower over, low-level WC and wash hand basin. Tiled walls, heated towel rail and cupboard housing the hot water tank with shelving.

Outside

To the rear of the property there is a good-sized, low-maintenance garden, mainly paved with established plants and shrubs. Gravelled area to the rear and a useful screened section. Timber shed included. Outside tap and gated access leading directly onto parkland. To the front of the property there is a block-paved frontage providing ample off-road parking for multiple vehicles.

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 (51 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 town centre proceed on the Warwick Road. Turn right at the second roundabout onto Ruscote Ave and then take the first left onto Sinclair Ave. Turn right onto Hillview Crescent and pass the shops where the property will be found on your right hand side.

Services

All mains services connected. There is no gas boiler fitted. Heating on the ground floor is from electric storage heaters.

Local Authority

Cherwell District Council. Tax band C.

Tenure

A freehold property.

Viewing Arrangements

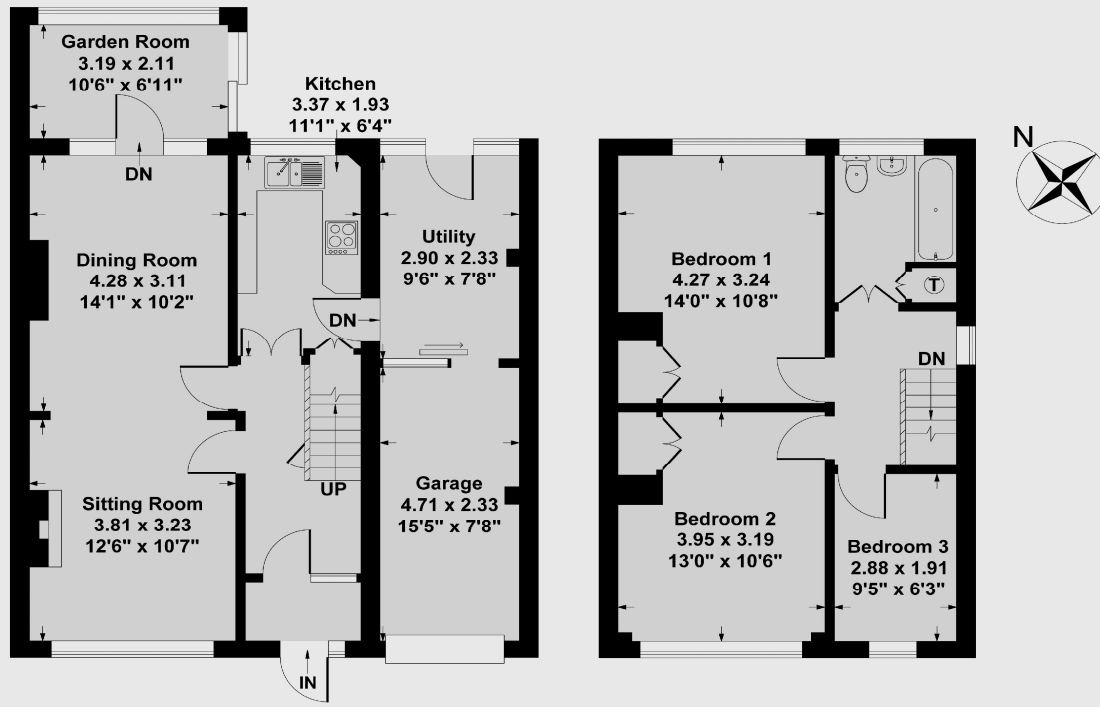
Strictly by prior arrangement with Round & Jackson.

Agents Note

The gas hob in the kitchen and gas fire in the sitting room have been condemned and for safety the gas has been capped off at the meter in the garage.

Asking Price: £285,000





Ground Floor Approx Area = 59.17 sq m / 637 sq ft
First Floor Approx Area = 44.36 sq m / 477 sq ft
Garage Approx Area = 10.26 sq m / 111 sq ft
Total Area = 113.79 sq m / 1225 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		75 C
55-68	D		
39-54	E	41 E	
21-38	F		
1-20	G		

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