

18 Addison Road

Banbury, Oxon, OX16 9DH

ROUND & JACKSON
ESTATE AGENTS













A beautifully presented, three-bedroom, semi-detached family home with a large rear garden located on this sought after road close to schooling and amenities.

The Property

18 Addison Road, Banbury is a beautifully presented 1930's, semi-detached house which is located within a sought-after area on the southern side of town. The property has open views to the rear as it backs onto Easington Sports playing fields and is within walking distance of both primary and secondary schooling and amenities. The accommodation is arranged over two floors and is well laid out, with an entrance hallway, three reception rooms and an extended, modern kitchen on the ground floor. On the first floor, there are two double bedrooms, a single bedroom and a modern family bathroom. Outside there is a large garden to the rear which is predominantly laid to lawn with a patio seating area adjoining the house. At the foot of the garden there is a large brick built shed and a timber summerhouse with power and light connected. To the front, there is a paved driveway which provides off road parking for two - three vehicles.

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

Entrance Hallway

An extended large hall with wood effect flooring, stairs to the first floor and a useful understairs cupboard.

Sitting Room

Located to the front with a bay window and a central log burner.

Dining Room

A spacious reception room with windows and door to the rear garden and recessed storage cupboards.

Kitchen

Fitted with a range of modern, shaker style eye level cabinets with base units and drawers and oak work surfaces over, attractive tiled splash backs and florring and a one and a half bowl porcelain sink and draining board and a window and door to the rear garden. There is an integrated dishwasher, washing machine, fridge/freezer, oven and grill and a four ring gas hob with an extractor hood over.

Family Room

Adjoining the kitchen with a useful storage cupboard, a cupboard which houses the boiler and a window to the front.

First Floor Landing

With a window to the side aspect, hatch to the loft space and doors to all first-floor accommodation.

Bedroom One

A large double bedroom with a bay window to the front aspect.

Bedroom Two

A spacious double bedroom with a window to the rear aspect.

Bedroom Three

A single room located to the front aspect.

Family Bathroom

Fitted with a modern white suite comprising a panelled bath with a shower over, a wash hand basin., W.C. and attractive tiled splashbacks.

Outside

At the front of the property there is a driveway which provides off road parking for two - three vehicles. A particular feature to the property is the rear garden which extends to approximately seventy feet in length and is predominantly laid to lawn with a large patio seating area adjoining the house. At the foot of the garden there is a large brick built shed and a timber summerhouse with power and light connected.





Anti-Money Laundering
In accordance with current Anti-Money Laundering regulations, all purchasers are required to complete identity verification and Anti-Money Laundering (AML) checks. Round & Jackson will not mark a property as Sold Subject to Contract or issue a Memorandum of Sale until these checks have been satisfactorily completed.

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 Cross proceed southwards via South Bar Street and continue into the Oxford Road. Head out of the town and past Sainsbury's supermarket then take the next right into Grange Road. Addison Road is the third turn on the right, number 18 will be found on the left after a short distance.

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

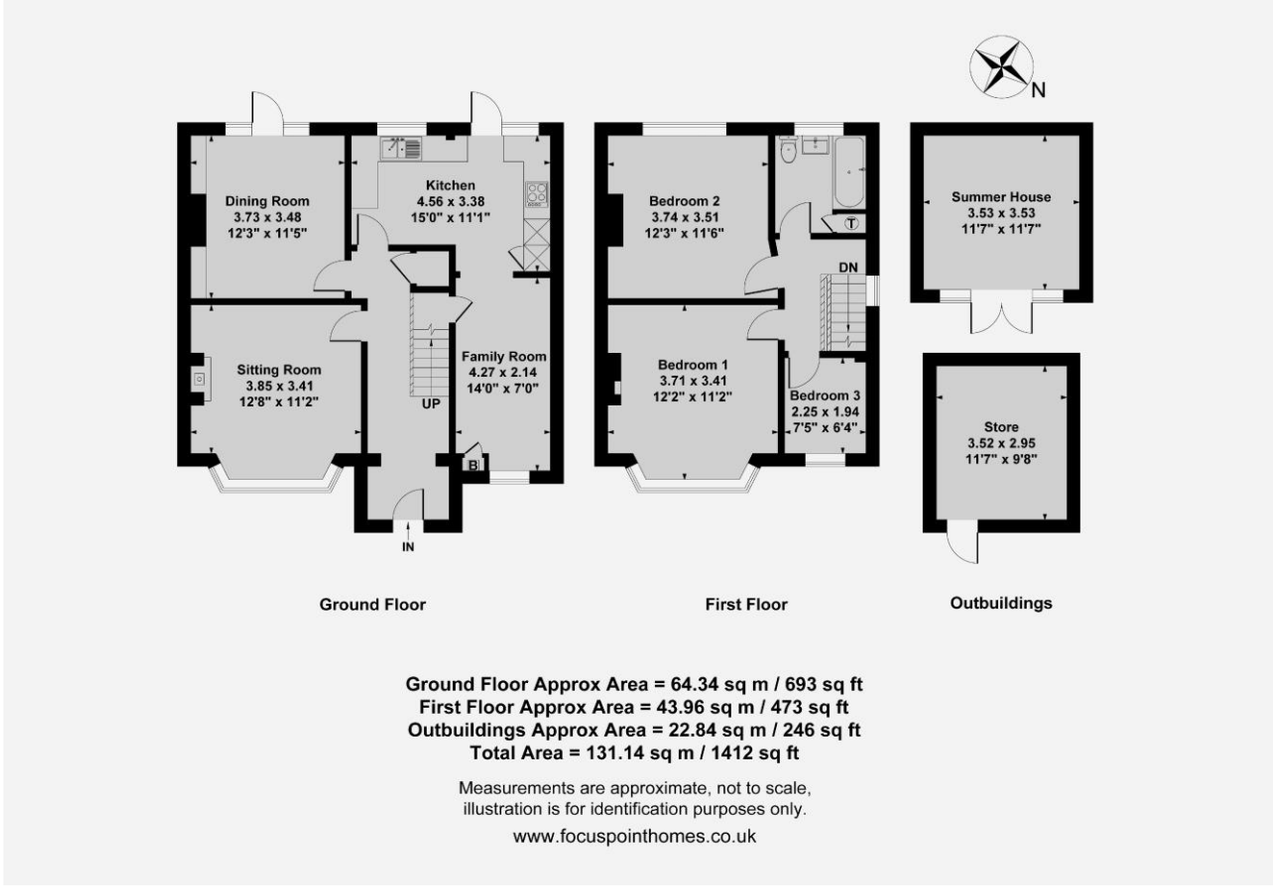
Asking Price: **£370,000**






I WILL NOT BE TAMED





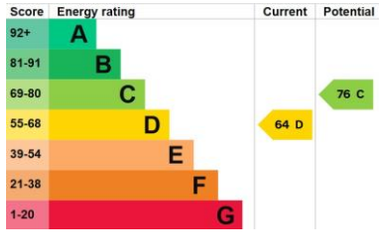
Ground Floor Approx Area = 64.34 sq m / 693 sq ft
First Floor Approx Area = 43.96 sq m / 473 sq ft
Outbuildings Approx Area = 22.84 sq m / 246 sq ft
Total Area = 131.14 sq m / 1412 sq ft

Measurements are approximate, not to scale,
illustration is for identification purposes only.
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IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.

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