



36 Thenford Way
Banbury, OX16 2DS



ROUND & JACKSON
ESTATE AGENTS





A well-presented two-bedroom semi-detached home with a landscaped garden and driveway parking for two vehicles, tucked away in a quiet position on this popular development, on the northern side of town.

The property

36 Thenford Way, Banbury is a well-presented, two-bedroom semi-detached property is situated in a quiet no-through road on the popular Cherry Fields development, on the northern side of town. The home benefits from driveway parking, a landscaped rear garden, and the remainder of its NHBC warranty, offering peace of mind for prospective buyers. The accommodation is arranged over two floors and comprises an entrance hallway, kitchen, ground floor W.C., and a pleasant sitting room with access to the rear garden. To the first floor, there are two double bedrooms and a modern family bathroom. The property's tucked-away position combined with its proximity to local amenities, schooling, and transport links makes it an ideal home for a range of buyers. We have prepared a floor plan to show the room sizes and layout, some of the main features include:

Entrance Hallway

Stairs rising to the first floor, doors leading to the sitting room and W.C. Amtico flooring throughout.

W.C

Fitted with a white suite comprising a toilet and hand basin with tiled splash backs. Window to the front aspect. Amtico flooring continues from the hallway.

Kitchen

Fitted with a range of white slab-fronted cabinets with worktops and upstands over. Window to the front aspect. Integrated appliances include a fridge-freezer, washing machine, slimline dishwasher, electric oven, four-ring gas hob, and extractor hood. Cupboard housing the Ideal gas-fired boiler. Inset sink and drainer. Ample cupboard space. Amtico flooring continues throughout.

Sitting Room

A spacious reception room with windows and French doors opening onto the rear garden. Plenty of space for furniture and a useful downstairs storage cupboard.

First Floor Landing

Doors to all first-floor rooms. Loft hatch providing access to a boarded roof space with light and ladder fitted, along with useful shelving.

Bedroom One

A good-sized double bedroom with a window to the rear aspect and ample space for furniture.

Bedroom Two

A good-sized double bedroom with a window to the front aspect, built-in storage cupboard, and space for furniture.

Family Bathroom

Fitted with a white suite comprising a panel bath, toilet, and washbasin. Attractive white tiled splash backs and tiled-effect flooring.

Outside

A beautifully landscaped garden offering a good degree of privacy. Features include a large paved patio adjoining the house with outside tap and power sockets, a sleeper-edged lawn, and a gravelled section leading to a powered garden shed (included in the sale). Gated access leads to the driveway and to the front there is a gravelled front garden with a pathway leading to the canopy porch.



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 in a northerly direction on the A361 Horsefair/North Bar Street. Continue straight ahead at the traffic light controlled crossroads staying on the A361 Southam Road. Take the second exit at the roundabout sign posted for Southam on the A423. Go straight ahead at the next roundabout and continue for approximately 1/2 mile and turn right into Bourton Road. Continue down Bourton Road to the end and turn left, follow the road along and round to the right into Thenford Way where number 36 will be found on your right-hand side.



Services

All mains services connected. The gas fired boiler is located in the kitchen.

Local Authority

Cherwell District Council. Tax band C.

Viewing arrangements

Strictly by prior arrangement with Round & Jackson.

Tenure

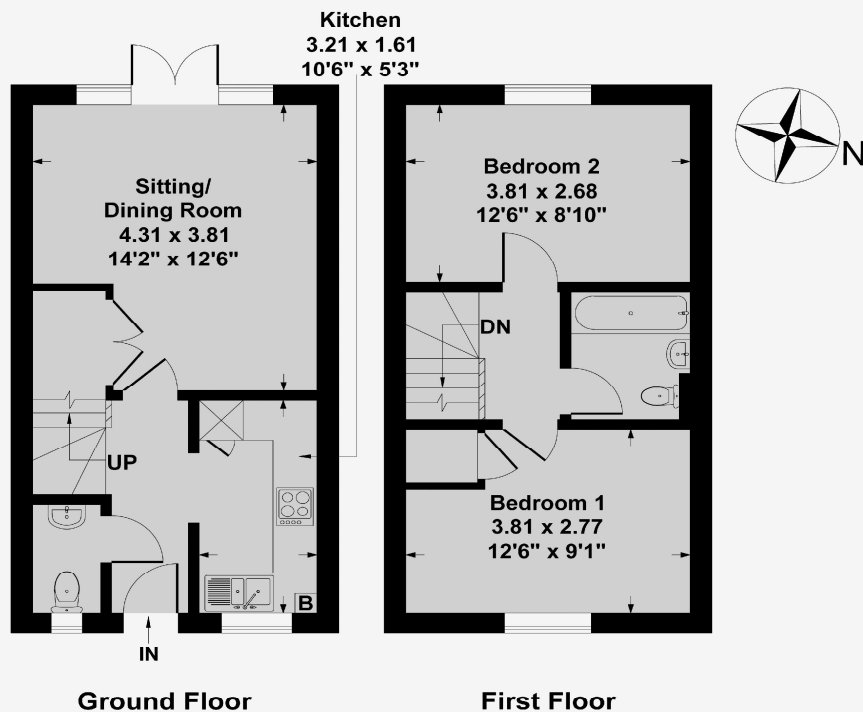
A freehold property.

Agents Note

There is a yearly Estate charge believed to be around £140.00 per annum.

Asking Price: £295,000





Ground Floor Approx Area = 29.83 sq m / 321 sq ft
First Floor Approx Area = 29.83 sq m / 321 sq ft
Total Area = 59.66 sq m / 642 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		97 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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