

25 Guernsey Way

Banbury



ROUND & JACKSON
ESTATE AGENTS



25 Guernsey Way

Banbury, Oxon, OX16 1UE

£230,000

A spacious three-bedroom terraced property with an enclosed, south facing garden and a single garage within a block located on a quiet cul-de-sac on the northern side of town. Available for sale with no onward chain.

The Property

25 Guernsey Way, Banbury is a three-bedroom terraced family home conveniently located in a popular and established neighbourhood within easy reach of amenities and schooling. The property is offered for sale with no onward chain to aid a smooth completion. The accommodation is arranged over two floors and on the ground floor there is a kitchen dining/room and sitting room with access to the rear garden. On the first floor there is a central landing, three bedrooms and a family bathroom. Outside to the front of the property there is a small lawned garden area with a paved path leading to the front door. The main area of garden is located to the rear and is predominantly laid to lawn with a paved seating area adjoining the house and a pathway leading to the rear access. There is a single garage which is located within a block located on Kerry Close.

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

Kitchen/Dining Room

Main door to the front with ample space for dining furniture and stairs rising to the first floor with an understairs storage cupboard which houses the hot water cylinder. The kitchen is fitted with a range of eye level cabinets with base units and drawers with work surfaces over, a one and a half bowl sink and draining board. There is an integrated double oven with a four-ring gas hob above and extractor hood over and space and plumbing for a washing machine.

Sitting Room

A spacious reception room with a sliding patio door leading to the rear garden.

First Floor Landing

With doors to all first floor accommodation and a hatch to the loft space.

Bedroom One

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

Bedroom Two

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

Bedroom Three

A single bedroom with a window to the rear aspect.

Family Bathroom

Fitted with a white suite comprising a panelled bath with a shower over, W.C., wash hand basin and white tiled splash backs.

Outside

To the front of the property there is a small lawned garden area with a paved pathway leading to the front door. The main area of garden is located to the rear and is south facing and predominantly laid to lawn with a paved pathway leading to the rear access.

Garage

There is a single garage with an up and over door to the front and is accessed within the block on Kerry Close. The garage is located in the block to the right and it is seventh garage along.

Directions

From Banbury town centre proceed along the Warwick Road and continue out of town for approximately one and a quarter miles. Having passed the Barley Mow Public House, take the second exit at the next roundabout onto Highlands. Take the third turn on your left into Hereford Way and then bear left into Guernsey Way where the property will be seen on your left.

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.

Services

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

Local Authority

Cherwell District Council. Tax band C.

Viewing Arrangements

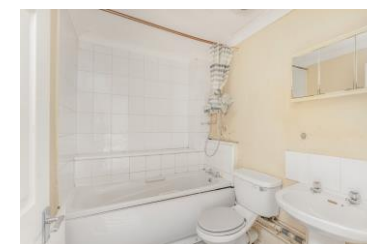
By prior appointment with Round & Jackson.





Ground Floor Approx Area = 34.26 sq m / 369 sq ft
 First Floor Approx Area = 34.26 sq m / 369 sq ft
 Garage Approx Area = 11.74 sq m / 126 sq ft
 Total Area = 80.26 sq m / 864 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	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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



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