



21 Forgeway  
Banbury, Oxon, OX16 1QR



ROUND & JACKSON  
ESTATE AGENTS





A well-presented and spacious three-bedroom terraced house conveniently located close to amenities and schooling within the popular Hardwick development. Available for sale with no onward chain.

#### The Property

21 Forgeway, Banbury is a well presented three bedroom property which is located on the northern side of town and close to a wide range of amenities. The accommodation is arranged over two floors and is well laid out. On the ground floor there is an entrance hallway, cloakroom/W.C., utility room, spacious sitting/dining room and a modern kitchen. On the first floor there is a central landing, two double bedrooms, a single bedroom and a modern family bathroom. To the front of the property there is a large lawned garden with a paved pathway leading to the front door. The main area of garden is located to the rear and is split over three levels with a decked seating area adjoining the house with steps leading down to a lawned garden area.

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

#### Entrance Hallway

Entrance door to the front, stairs to first floor and doors to the cloakroom, utility room and sitting/dining room.

#### Utility Room

With space and plumbing for a washing machine and tumble dryer.

#### Cloakroom/W.C.

Fitted with a W.C., wash hand basin with modern tiled splash backs and a window to the front aspect.

#### Sitting/Dining Room

A large reception room with ample space for a range of sitting and dining room furniture, wood effect flooring, a useful storage cupboard with a window and sliding patio door leading to the rear garden. Open doorway to the kitchen.



#### Kitchen

Fitted with a range of modern shaker style eye level cabinets with base units and drawers, work surfaces over and tiled splash backs. There is an integrated double oven, four ring gas hob with an extractor hood over, space and plumbing for a dishwasher and free standing fridge/freezer, an inset sink and draining board and a window to the front aspect.

#### First Floor Landing

A central landing with a hatch to the loft space, airing cupboard, a storage cupboard and doors to all first-floor accommodation.

#### Bedroom One

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

#### Bedroom Two

A double bedroom with a window to the rear aspect.

#### Bedroom Three

A good sized single bedroom with a window to the front aspect.



### Family Bathroom

Fitted with a modern white suite comprising a panelled bath with a shower over, wash hand basin, a wall hung W.C., heated towel rail, attractive tiled splash backs and a window to the front aspect.

### Outside

To the front of the property there is a large lawned garden area with a paved pathway leading to the front door. To the rear there is a good sized garden with a large decked seating area adjoining the house with steps leading to raised gravelled areas and down to the lawned area with plant borders.

### 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 Ruscot Avenue and continue to the roundabout and turn left into Longelandes Way. Follow this road to the mini roundabout and turn right into Highlands. Take the first left into Forgerway and continue for a short distance where the property will be found on your left hand side.

### Services

All mains' services connected.

### Local Authority

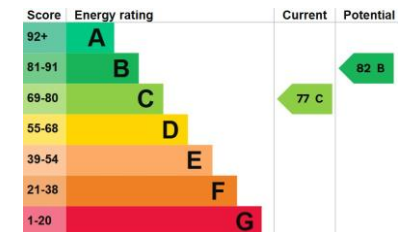
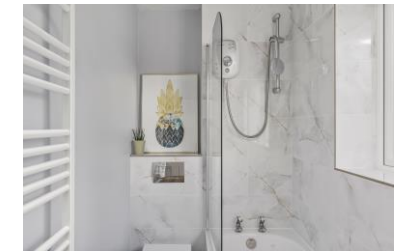
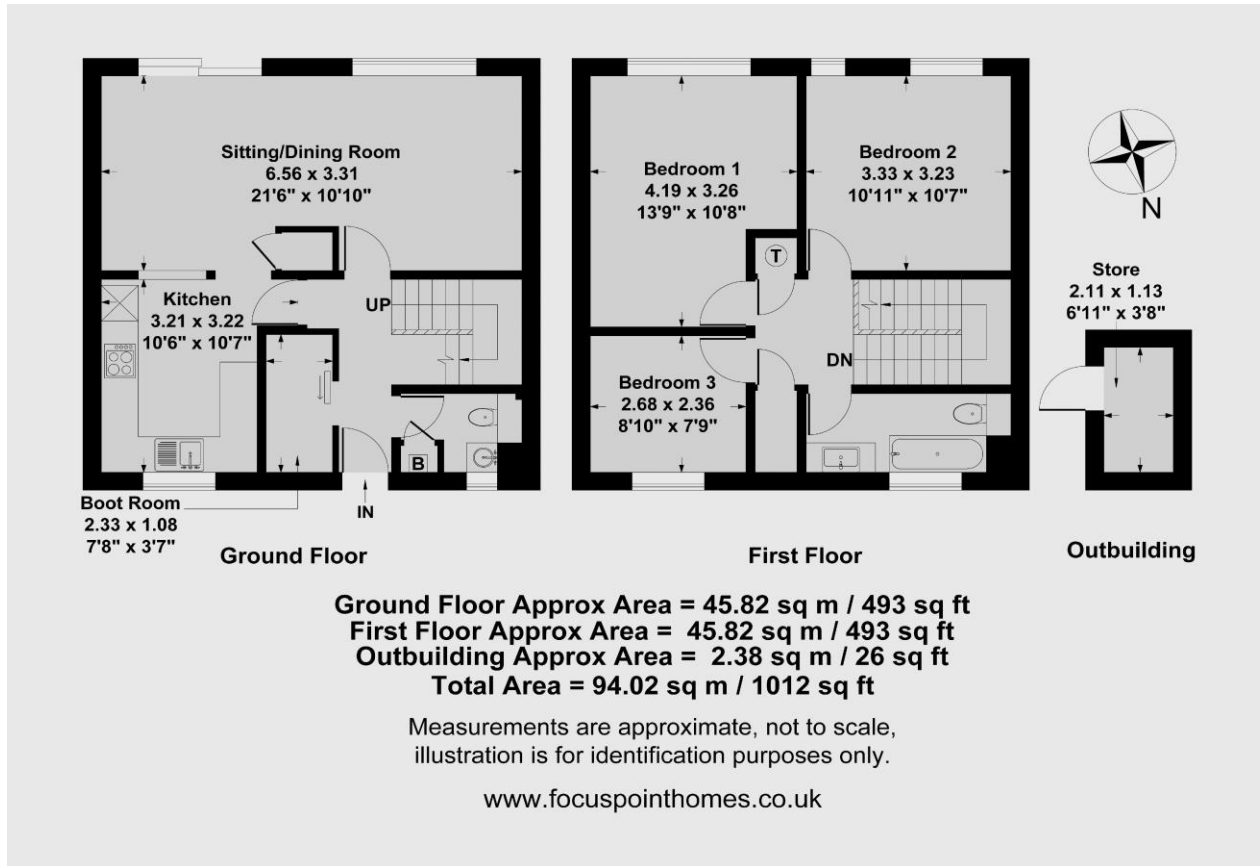
Cherwell District Council. Tax band B.

### Viewing arrangements

Strictly by prior arrangement with Round & Jackson.

**Asking Price: £285,000**





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