



10 Timms Road

Banbury, Oxfordshire, OX16 9DJ



ROUND & JACKSON
ESTATE AGENTS





A well-presented two-bedroom semi-detached bungalow, offering a good-sized rear garden, driveway parking and a garage. The property also benefits from freshly decorated accommodation throughout.

The property

10 Timms Road is a well-presented and freshly decorated two-bedroom semi-detached bungalow, offering spacious and versatile accommodation, a good-sized rear garden, driveway parking for two vehicles and a single garage. The accommodation comprises an entrance porch and hallway, a bright and airy sitting room with a feature stone-built fireplace, a spacious extended kitchen/diner, two double bedrooms and a generous shower room. There is also a useful conservatory/storage area to the rear of the garage. Recent electrical improvements include replacement sockets and a new consumer unit. Outside, the property benefits from an attractive lawned front garden, driveway parking and access to the garage. The good-sized rear garden features a patio, decked ramp, lawn, established planted borders and a useful wooden shed. We have prepared a floor plan to show the room sizes and layout. Some of the main features include:

Entrance Porch

A useful entrance porch with a door leading into the hallway.

Hallway

A good-sized central hallway with doors leading to all accommodation and a loft hatch providing access to the roof space.

Sitting Room

A bright and airy sitting room with a window to the front aspect, a central stone-built feature fireplace and good-quality wood-effect flooring. A door leads through to the kitchen/diner.

Kitchen/Diner

A spacious kitchen/diner, forming part of the rear extension, fitted with a range of shaker-style eye-level cabinets, base units and drawers with work surfaces over, incorporating an inset one-and-a-half bowl sink and drainer with tiled splash backs. There is space for a freestanding cooker with extractor hood over, space for a fridge/freezer and space and plumbing for a washing machine. A breakfast bar provides seating for two, while there is ample room for a dining table and chairs. The room is finished with tile-effect vinyl flooring and benefits from a large window overlooking the rear garden and a glazed door providing direct access outside.

Bedroom One

A large double bedroom with fitted wardrobes and a window overlooking the rear aspect.



Bedroom Two

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

Shower Room

A generous shower room fitted with a white suite comprising a shower cubicle, WC and wash hand basin, complemented by white tiled splash backs. Further features include vinyl flooring, a heated towel rail, a rear-aspect window and a built-in cupboard housing the hot water tank.

Conservatory/Storage Area

Located to the rear of the garage, this useful additional storage area benefits from an internal door and a window providing natural light into the garage.

Garage

A single garage with power and lighting, double doors opening to the front and internal access from the conservatory/storage area.



Outside

To the rear of the property there is a good-sized and attractive rear garden with a paved patio adjoining the property and a useful decked ramp providing access into the garden. A central pathway leads through the lawn, which is complemented by established planted borders with a variety of shrubs and plants. There is also an outside tap and a useful wooden storage shed. To the front of the property there is a large lawned garden with a central pathway leading to the entrance. Established plants, shrubs and trees provide an attractive frontage, with a low wall bordering the road. A driveway provides off-road parking for two vehicles and leads to the double doors of the garage.

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. Take the only left-hand turn into Timms Road where the property will be found on your right after a short distance.



Services

All mains services connected.

Local Authority

Cherwell District Council. Tax band C.

Tenure

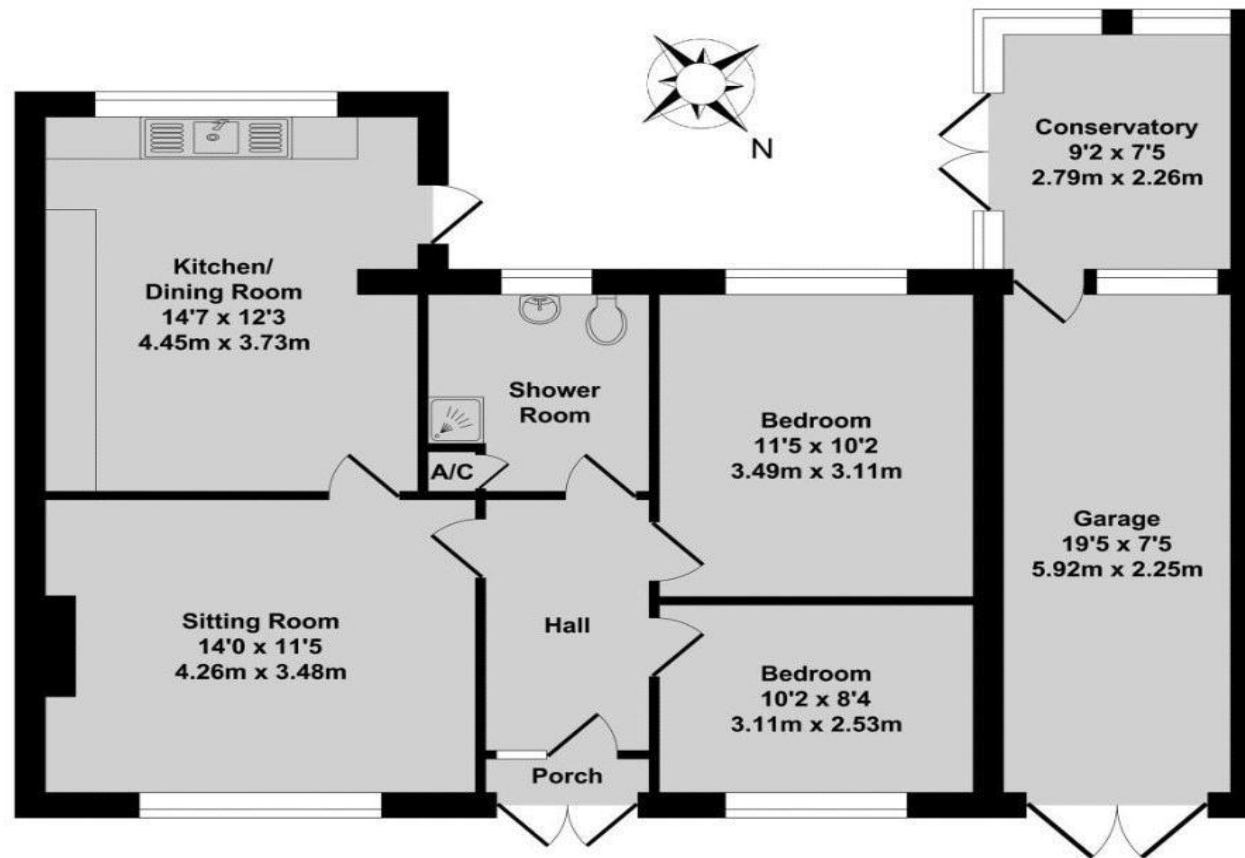
A freehold property.

Viewing arrangements

Strictly by prior arrangement with Round & Jackson.

Asking Price: £330,000





Total Approx. Floor Area 907 Sq.Ft. (84.23 Sq.M.)
 All items illustrated on this plan are included in the "Total Approx Floor Area"



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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