



3 Queen Street
Middleton Cheney, OX17 2NP



ROUND & JACKSON
ESTATE AGENTS





Situated in the popular village of Middleton Cheney, this three-bedroom terraced home offers semi-open plan living, a private rear garden, and is offered end of chain. Ideally located close to local schooling and village amenities.

The property

Situated in the popular village of Middleton Cheney, this well-proportioned three-bedroom terraced home offers spacious and versatile accommodation throughout and is offered end of chain. The ground floor comprises a spacious sitting room which is semi-open-plan into the kitchen, creating a light and sociable living space. The kitchen continues through to a semi-open-plan dining area, ideal for everyday family living and entertaining. To the first floor, the landing provides access to all rooms, including three good-sized bedrooms and a family bathroom. Outside, the rear garden features a paved patio area leading to a low-maintenance slate garden with established shrubs, bushes, and a mature fig tree. Parking is available on the street on a first-come, first-served basis. Ideally located close to local schooling and village amenities, this property presents an excellent opportunity for families, first-time buyers, or investors alike. The property has a flying freehold status where bedroom two is above the neighboring properties carport. We have prepared a floor plan to show the room sizes and layout, some of the main features include:

Sitting Room

A spacious and bright sitting room with windows to the front aspect, two obscured glass windows to the dining area, stairs rising to the first floor, and useful understairs storage space. Finished with terracotta tiled flooring throughout and semi-open plan via an archway into the kitchen.

Kitchen

Fitted with a range of beech-coloured wall and base cabinets with worktops over and tiled splash backs. Integrated electric oven, four-ring electric hob and extractor hood, inset sink and drainer, and space and plumbing for a washing machine. Wall-mounted Glow-worm gas-fired boiler, window to the rear aspect, and terracotta tiled flooring continuing from the sitting room.

Dining Room

A good-sized dining area with a window to the rear aspect and door leading out to the garden. Semi-open plan into the kitchen with continued terracotta tiled flooring.

First Floor Landing

Landing with doors leading to all bedrooms and the family bathroom.

Bedroom One

A large and very bright main bedroom with two windows to the front aspect and loft hatch access to the roof space.

Bedroom Two

A spacious double bedroom with two windows to the rear aspect. Situated above the neighbouring carport and forming part of the flying freehold.

Bedroom Three

A single bedroom with window to the rear aspect and built-in storage cupboard.

Family Bathroom

Fitted with a white suite comprising a panelled bath with mixer shower over, W.C, and wash hand basin. Floor-to-ceiling tiling, vinyl flooring, and heated towel rail.



Outside

To the rear is a paved patio adjoining the house leading onto a low-maintenance scattered slate garden with established shrubs, bushes, and a fruit-bearing fig tree. The garden enjoys a good degree of privacy and features an attractive stone wall to the rear boundary. To the front of the property is a canopy porch with step to the front door and a well-stocked planted bed. There is also a bin storage area beneath the neighbouring carport, which does not form part of the title but benefits from a right of use.

Situation

Middleton Cheney is one of the larger villages in the area and is by-passed by the A422 Banbury to Brackley Road. Facilities within the village include, chemist, library, bus service, village store, newsagents, post office, and a choice of public houses. The village also provides both primary and secondary schooling. More comprehensive facilities can be found in the nearby market town of Banbury including the Castle Quay Shopping Centre, and the Spiceball Leisure Centre. There is access to the M40 at Jct 11, and a mainline railway station provides a service to London Marylebone.

Directions

From Banbury proceed in an easterly direction toward Brackley (A422). Having passed the motorway roundabout follow the dual carriageway for half a mile and upon reaching the next roundabout continue straight ahead (2nd exit) towards Middleton Cheney. On entering the village take the first left hand turn into Queen Street. 3 Queen Street will be found on your left hand side, shortly before the turning on the left for Tenlands.

Services

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

Local Authority

South Northants Council. Tax band C.

Viewing arrangements

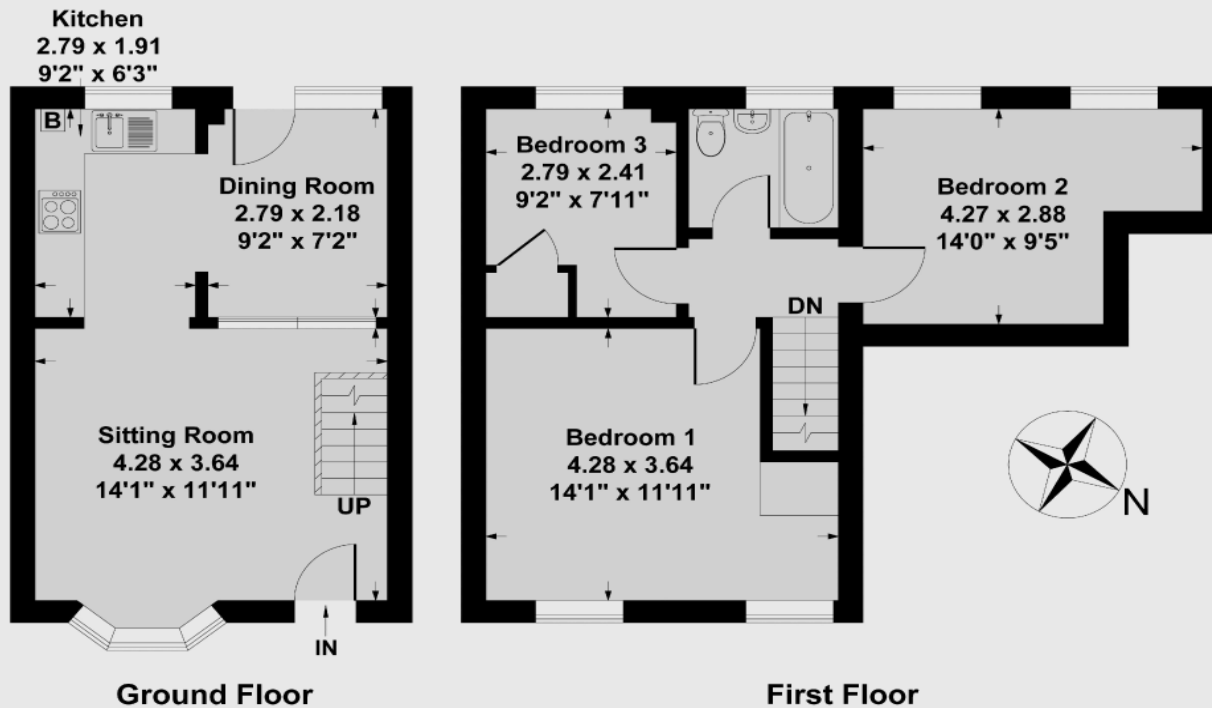
By prior arrangement with Round & Jackson.

Tenure

A freehold property. The property has a flying freehold status where bedroom two is above the neighboring properties carport.

Asking Price: £270,000





Ground Floor Approx Area = 28.62 sq m / 308 sq ft
First Floor Approx Area = 39.08 sq m / 421 sq ft
Total Area = 67.70 sq m / 729 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		87 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Banbury - The Office, Oxford Road, Banbury, Oxon, OX16 9XA

T: 01295 279953 E: office@roundandjackson.co.uk

Bloxham – High Street, Bloxham, Oxon, OX15 4LU

T: 01295 720683 E: office@roundandjackson.co.uk

www.roundandjackson.co.uk

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