



1 Valley Road, Banbury
Oxon, OX16 9BQ



ROUND & JACKSON
ESTATE AGENTS





A well presented three bedroom semi detached house with a large side garden, a garage and driveway located close to the Horton hospital and a wide range of amenities.

The property

A spacious three-bedroom semi-detached house occupying a convenient position within easy reach of the Horton General Hospital, Banbury town centre and the railway station. The property provides well-proportioned accommodation extending to approximately 990 sq. ft., excluding the garage, and includes a large sitting room, separate dining room, long kitchen, two double bedrooms, a single bedroom and a first-floor shower room. Outside, there is an integral single garage and an established, enclosed rear garden. The property has potential to extend, subject to planning permission.

Hallway

The front door opens into an entrance hall with access to the sitting room.

Sitting Room

A particularly spacious main reception room extending to approximately 19'6" in length. There is a large window to the front, providing plenty of natural light, together with ample space for a variety of seating and occasional furniture. A door at the rear leads through to the inner hallway and dining room.

Dining Room

A separate and generously proportioned dining room with plenty of space for a family dining table and additional furniture. Sliding glazed doors open directly onto the rear patio and garden, making this a pleasant room for both everyday dining and entertaining.

Kitchen

A long kitchen measuring approximately 19'7" in length, fitted with a range of storage units, work surfaces and provision for the usual appliances. There are windows to the side and rear, built-in storage cupboards and a door providing direct access to the garden.



Landing

The landing provides access to all three bedrooms and the shower room. There are also useful built-in storage cupboards.

Bedroom One

A well-proportioned double bedroom overlooking the front of the property. There is ample room for a double bed and a range of freestanding bedroom furniture.

Bedroom Two

A particularly generous second double bedroom overlooking the rear garden. The room benefits from a built-in wardrobe and provides plenty of space for additional furniture.

Bedroom Three

A single bedroom positioned at the front of the house, suitable for use as a child's bedroom, nursery or home office.

Shower Room

Fitted with a white suite comprising a large shower enclosure, wash-hand basin and WC. There is tiling to the lower walls, a wall-mounted storage cabinet and a window providing natural light and ventilation.



Garage

An integral single garage measuring approximately 16'11" x 7'8", approached from the front of the property and providing useful parking or storage space.

Outside

The property benefits from garden areas to the front, side and rear. The enclosed rear and side garden is a good size and includes a paved patio immediately adjoining the house, providing space for outdoor seating. Beyond the patio is a lawn bordered by established trees, shrubs and planting, with attractive raised stone-edged beds creating a pleasant and private setting. To the front there is a driveway and a lawned garden.

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 southerly direction via South Bar Street. Continue straight ahead at the traffic lights on the A4260 towards Oxford. Continue straight ahead at the next set of lights and then having passed the Oxford Road entrance to the Horton hospital turn left onto Hightown. Continue passed the entrance to the Maternity ward and take the next left for Valley Road. The property is located after a short distance on the left hand side.

Services

All mains services are connected.

Local Authority

Cherwell District Council. Tax band C.

Tenure

A freehold property.

Viewing Arrangements

By Prior arrangement with Round & Jackson.

Asking Price: £340,000





Ground Floor Approx Area = 46.94 sq m / 505 sq ft

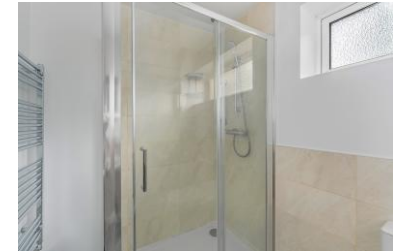
First Floor Approx Area = 45.08 sq m / 485 sq ft

Garage Approx Area = 11.18 sq m / 120 sq ft

Total Area = 103.20 sq m / 1110 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	69 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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