



Winchester Close
Banbury



ROUND & JACKSON
ESTATE AGENTS



35 Winchester Close

Banbury, OX16 4FU

£225,000

A well-presented two-bedroom end-of-terrace starter home, offering a generous rear garden and driveway parking. Conveniently located close to the train station, local schools and town centre.

The Property

A well-presented two-bedroom end-of-terrace home, ideally suited to first-time buyers, young couples or those looking for an investment opportunity. The property enjoys a convenient location close to the train station, local schooling and town centre, while benefiting from driveway parking and a particularly generous rear garden. The accommodation comprises an entrance hallway, a good-size sitting room with useful understairs storage, and a kitchen/breakfast room fitted with a range of white cabinets and providing direct access onto the rear garden. To the first floor are two bedrooms, including a good-size double bedroom, together with a family bathroom and useful airing cupboard. Outside, the property has an attractive front garden and a larger-than-average rear garden with patio, lawn, established planting and a useful side area which may offer potential for extension, subject to the necessary planning permission and building regulations. A driveway provides off-road parking, with a further gravelled area offering potential parking for an additional vehicle. We have prepared a floor plan to show the room sizes and layout. Some of the main features include:

Entrance Hallway

Entrance hallway with stairs rising to the first floor and a door leading into the sitting room.

Sitting Room

A good-size sitting room with windows to the front aspect providing natural light. Door leading through to the kitchen/breakfast room and a useful understairs storage cupboard.

Kitchen/Breakfast Room

Fitted with a range of white cabinets with worktops over and tiled splash backs. There is an inset sink and drainer, space for a freestanding cooker with fitted extractor hood over, space and plumbing for a washing machine and dishwasher, and space for a freestanding fridge/freezer. Windows overlook the rear garden and a glazed door provides direct access outside. Wall-mounted Glow-Worm gas-fired boiler.

First Floor Landing

Window to the side aspect, doors to all first-floor rooms and loft hatch providing access to the roof space. Built-in airing cupboard housing the water tank with useful shelving.

Bedroom One

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

Bedroom Two

A good-size single bedroom with a window overlooking the rear aspect.

Family Bathroom

Fitted with a white suite comprising a panelled bath with mixer shower over, wash basin and W.C. Attractive white tiling, tiled flooring and window to the rear aspect.

Front Garden

A pathway leads to the canopy porch and front entrance door. The front garden includes a grassed area with established trees and shrubs.

Rear Garden

A particular feature of the property is the larger-than-average rear garden. A paved patio adjoins the house and leads onto a lawned garden with established planting. There is a gravelled area to the side of the property which may offer potential for extension, subject to the necessary planning permission and building regulations. The garden also includes a wooden shed, outside tap and gated access.

Parking

A tarmac driveway provides off-road parking for one vehicle. A further gravelled area leading from the driveway offers the potential to accommodate an additional vehicle.

Directions

From Banbury town centre proceed in an easterly direction via the Middleton Road. Continue over mini roundabout and through the traffic lights then turn right into Priory Vale Road. Turn right in Winchester Close and follow the numbering system around to the left where the property will be found 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 connected.

Local Authority

Cherwell District Council. Tax band B.

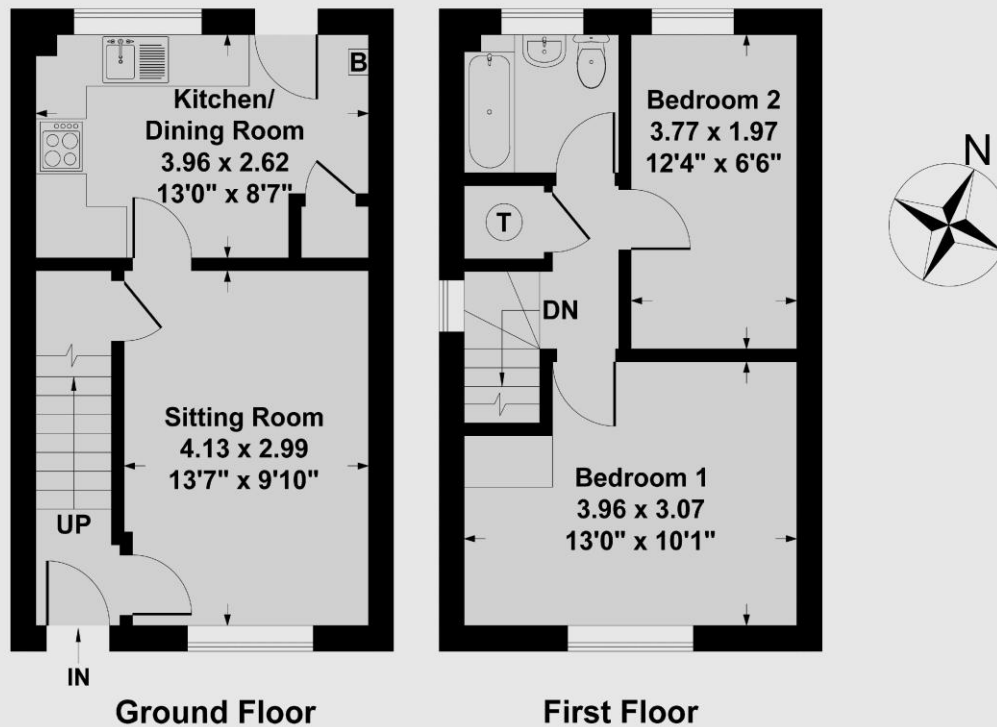
Viewing Arrangements

By prior arrangement with Round & Jackson.

Tenure

A freehold property.





Ground Floor Approx Area = 27.24 sq m / 293 sq ft
First Floor Approx Area = 27.24 sq m / 293 sq ft
Total Area = 54.48 sq m / 586 sq ft

Measurements are approximate, not to scale,
 illustration is for identification purposes only.

www.focuspointhomes.co.uk



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	86 B
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



ROUND & JACKSON
 ESTATE AGENTS

Property Misdescriptions Act 1991: The Agents have not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit the for the purpose. The buyer is advised to obtain verification from his or her professional buyer. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their solicitor. You are advised to check the availability of any property before travelling any distance to view.