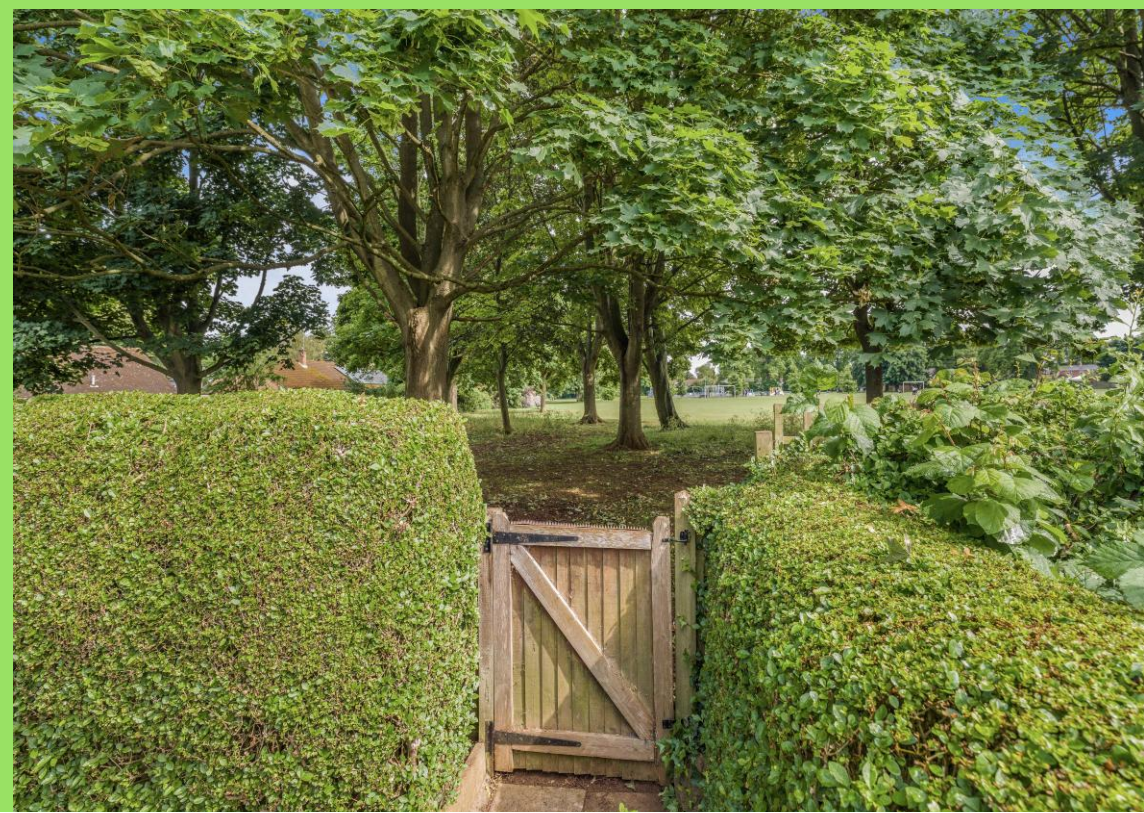




49 Bloxham Road
Banbury, Oxon, OX16 9JS



ROUND & JACKSON
ESTATE AGENTS





An extended and beautifully presented three-bedroom semi detached house with a beautiful mature garden located within walking distance of the town centre in a sought-after position.

The property

49 Bloxham Road, Banbury is an extended and very well presented three-bedroom semi detached family home with a beautiful and very private rear garden which backs onto open playing fields. There is a driveway to the front and the property is located on a very popular road and close to primary and secondary schooling and amenities with the town centre just a short walk away.

We have prepared a floor plan to show the room sizes and layout, some of the main features include:

Entrance Hallway

Stairs rising to the first floor with doors leading into the sitting room/dining room and the cloakroom/W.C.

Sitting/Dining Room

A superb open plan room with wooden flooring, an open fireplace and ample space for lounge and dining furniture. Doors to the kitchen and family room.

Family Room

A spacious reception room with tiled flooring and double doors to the garden.

Kitchen

Fitted with a range of eye level cabinets and base units and drawers with work surfaces over and an inset one and a half bowl sink and draining board and a four-ring gas hob with an extractor fan over. There is an integrated oven and dishwasher and space for a washing machine. Door to side and windows to the front and rear.

Lobby and Cloakroom

Space for a fridge-freezer, door to cloakroom with wash hand basin and a low-level W.C.

First Floor Landing

A central landing with doors to all first-floor accommodation.

Bedroom One

A large double room with wooden flooring, a hatch to the loft space and a storage cupboard.

Bedroom Two

A double room with a window to the rear and wooden flooring.

Bedroom Three

A good-sized single room with wooden flooring and a window to the rear.

Family Bathroom

Beautifully fitted with a traditional style suite comprising a roll top bath with a rainfall shower over and a high-level W.C. Attractive tiled flooring and wood panelled walls.



Outside

To the front of the property there is a lawned garden and a driveway. Side access to rear. The rear garden is a particular feature, extending to approximately 100 feet in length and backing on to Easington Park. There are a variety of established trees, well stocked flower and plant borders and a large lawn. There is a seating area adjoining the house and a shed and green house which will remain.

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 the Town and many places of historical interest are within easy reach.

Asking Price £380,000



Directions

From Banbury Cross proceed in a southerly direction along South Bar and at the traffic light-controlled junction, turn right onto the Bloxham Road. Continue for a short distance where the property will be seen on your left hand side.

Services

All mains services connected.

Local Authority

Cherwell District Council. Tax band C.

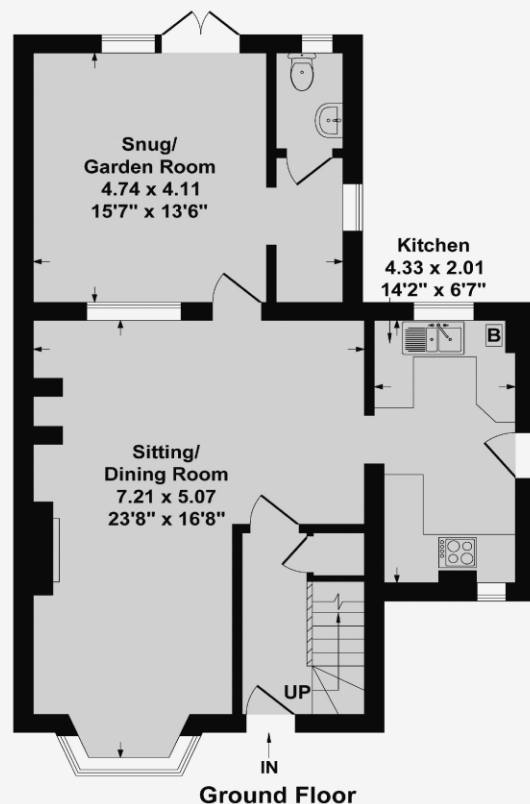
Viewing Arrangements

By prior arrangement with Round & Jackson.

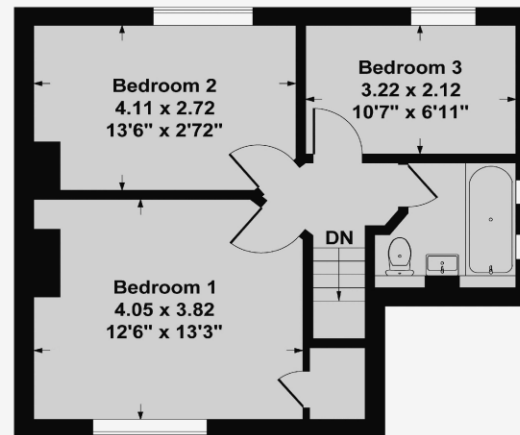
Tenure

A freehold property.





Ground Floor



First Floor

Ground Floor Approx Area = 64.95 sq m / 699 sq ft
First Floor Approx Area = 42.95 sq m / 462 sq ft
Total Area = 107.90 sq m / 1161 sq ft

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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.

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