



7 Elmscote Road  
Banbury, OX16 9EF



ROUND & JACKSON  
ESTATE AGENTS









An extended four/five bedroom property with a loft conversion, a private rear garden and driveway parking. Located on the popular Timms Estate, close to local schooling and amenities.

### The property

7 Elmscote Road, Banbury is an extended four/five-bedroom semi-detached home, pleasantly situated within the popular Timms Estate on the south side of Banbury. The property is conveniently located close to the Horton General Hospital, Sainsbury's supermarket, and a range of primary and secondary schools, and is also within walking distance of Bodicote village. On the ground floor there is a sitting room, kitchen, conservatory, utility room, a family shower room and a study/fifth bedroom which forms part of a garage conversion. On the first floor there are two double bedrooms and a single bedroom and on the third floor there is a loft room which provides space for further accommodation. To the front of the property there is driveway parking for three vehicles and to the rear, there is a private garden which is predominantly laid to lawn with a greenhouse, a shed and a patio area adjoining the house. We have prepared a floor plan to show the room sizes and layout, some of the main features include:

### Entrance Porch

Main door to the front and door leading into the entrance hallway.

### Entrance Hallway

Doors leading into all ground floor accommodation, stairs rising to the first floor and a useful small understairs storage cupboard and coat hanging space.

### Sitting Room

A good sized reception room featuring a central open fireplace with an exposed brick surround. Window to the front aspect.

### Kitchen

Fitted with a range of eye level cabinets, base units and drawers with work surfaces over, tiled splash backs and an inset sink and drainer. Integrated appliances include an electric double oven, electric hob and dishwasher and space for an undercounter fridge. A window and door leading into the conservatory.

### Conservatory

A useful additional room which the current owners use as a dining room. Composite tiled roof and French doors leading into the rear garden.

### Family Shower Room

Fitted with a white suite comprising a toilet, wash hand basin with storage beneath and a shower cubicle. Floor to ceiling tiles, tiled flooring and a window to the rear aspect.

### Utility Room

A useful addition to the property which is fitted with a range of base cabinets with work surfaces over, an inset sink and drainer and tiled splash backs. There is space and plumbing for a washing machine and tumble dryer, space for a freestanding fridge/freezer and a door leading into the rear garden and door leading into the study/bedroom five.

### Downstairs study/Bedroom Five

Forming part of the garage conversion, this room provides a useful space for a downstairs study or fifth bedroom if required. Window to the front aspect.

### First Floor Landing

Doors to all first floor accommodation, a cupboard housing the gas fired boiler, stairs rising to the second floor and a window to the front aspect.

### Bedroom One

A large double bedroom with a window to the rear aspect.

### Bedroom Two

A double bedroom with two windows to the front aspect.

### Bedroom Three

A single bedroom with a window to the rear aspect.



### Loft Room

A useful addition to the property which can be used as a bedroom or for storage. Restricted head height in areas, eaves storage and three Velux windows.

### Outside

To the front of the property, there is a driveway which provides off-road parking for three vehicles. To the rear, the garden is predominantly laid to lawn and benefits from a greenhouse and garden shed and there is a patio area adjoining the house which offers an ideal space for outdoor seating.

### 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.

### Directions

From Banbury cross proceed along South Bar and into the Oxford Road. Continue for approximately half of a mile passing our offices and Sainsbury's supermarket then turn right into Grange Road. Continue and take the left hand turn into Timms Road then the first right into Elmscote Road. Number 7 will be found on your left hand side after a short distance.

### Services

All mains services connected. The gas fired boiler is located in the landing cupboard.

### Local Authority

Cherwell District Council. Tax band C.

### Viewing arrangements

Strictly by prior arrangement with Round & Jackson.

### Tenure

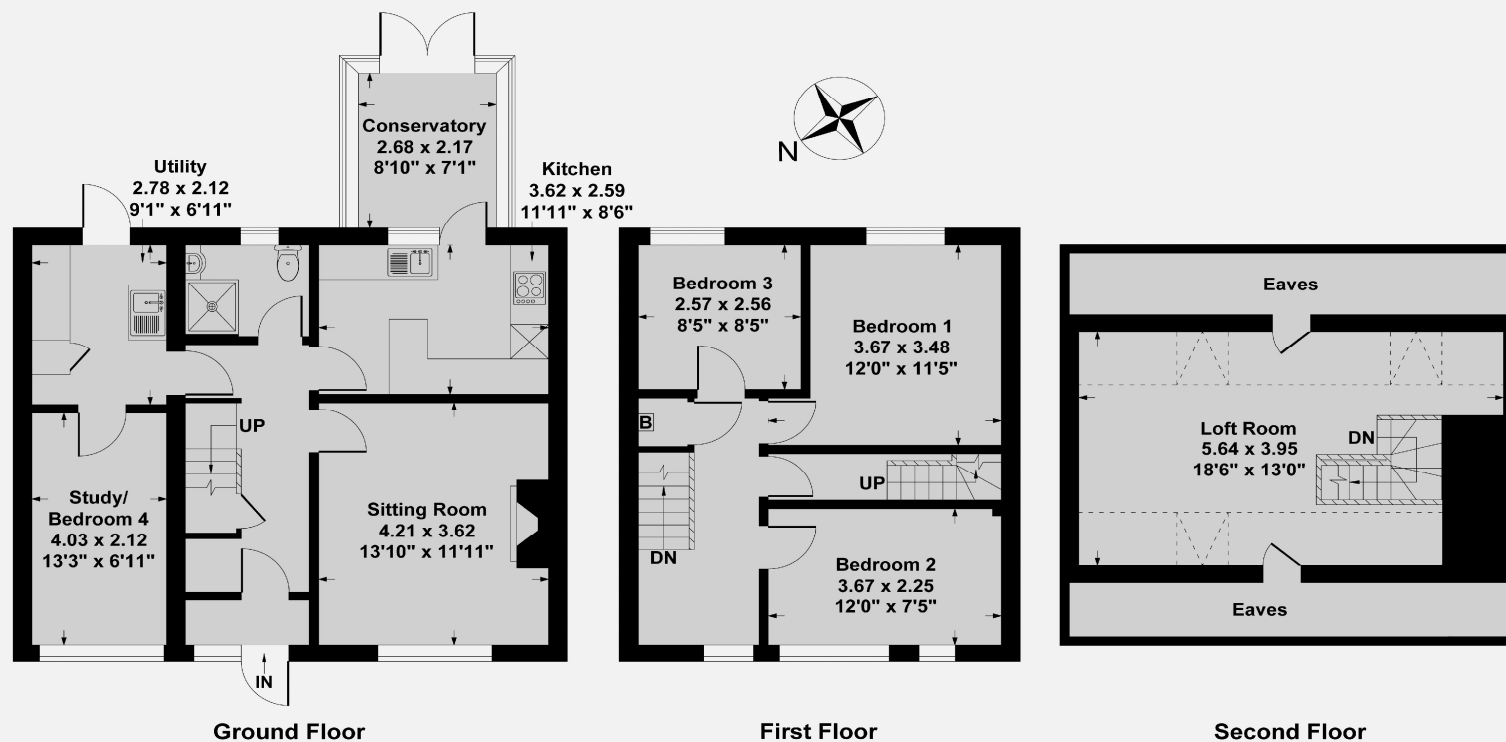
A freehold property.

Asking Price: £365,000





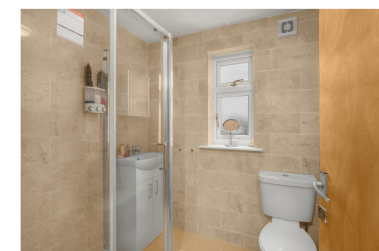




Ground Floor Approx Area = 63.04 sq m / 679 sq ft  
 First Floor Approx Area = 39.75 sq m / 428 sq ft  
 Second Floor Approx Area = 24.56 sq m / 264 sq ft  
 Total Area = 127.35 sq m / 1371 sq ft

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		74 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

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