



38 Church View  
Banbury, Oxon, OX16 9NB



ROUND & JACKSON  
ESTATE AGENTS





A beautifully presented two bedroom semi-detached bungalow located in a quiet cul-de-sac on the popular south side of Banbury. The property benefits from a re-fitted kitchen and shower room, mature rear garden, off road parking and a garage.

### The property

Located in a quiet and highly convenient cul-de-sac on the sought-after south side of Banbury, this well presented two bedroom semi-detached bungalow offers comfortable, low-maintenance living within easy reach of local amenities, transport links and the town centre. The property is in excellent order throughout, having been well maintained by the current owner, and features a modern kitchen and re-fitted bathroom. The accommodation is well laid out, offering a bright living room, separate dining room with access to the rear garden, and two good size bedrooms. Outside, the property enjoys a mature and established rear garden, ideal for relaxing or entertaining, along with off road parking and a garage.

### Entrance Hallway

A welcoming hall with laminate wood flooring, radiator and coats cupboard. Access to the loft via pull down ladder (partially boarded) housing the combination boiler.

### Sitting/Dining Room

A spacious open plan living area comprising a sitting room to the front with a fireplace, flowing through to a generous dining room with door leading to the rear garden and a wide opening into the kitchen, creating an ideal space for modern living and entertaining.

### Kitchen

Re-fitted with a range of modern white base and eye level units with worktops and tiled splashbacks. Built-in oven with four ring electric hob and extractor hood above. Stainless steel sink unit, space and plumbing for washing machine and dishwasher, and space for fridge/freezer. Window overlooking the rear garden and tiled flooring. Large opening to the sitting/dining room.

### Bedroom One

A good size double bedroom with UPVC double glazed window overlooking the rear garden and radiator.

### Bedroom Two

UPVC double glazed window to the front aspect and radiator.

### Bathroom

Re-fitted modern suite comprising low level WC, wash hand basin with storage beneath and a shower bath and screen. Attractive tiling and flooring, heated towel rail, airing cupboard and window to the rear.

### Outside

To the front of the property there is a driveway providing off road parking for three vehicles, alongside a lawned garden with attractive planted borders. There is also an EV charging point. To the rear, the property benefits from a private garden featuring a large paved patio adjoining the house, a lawned area and a timber decked seating area. There is also a pathway providing side access to the front of the property.



### Garage

A single garage with power and light connected, an up and over door to the front and a personal door to the rear 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 south via the Oxford Road and take the second right turn into the Bloxham Road. Continue on this road taking the second right turn into Queensway and then second left turn into Church View. Follow the numbering system where the property will be found on your right.

### Services

All mains services connected.

### Local Authority

Cherwell District Council. Tax band C.

### Tenure

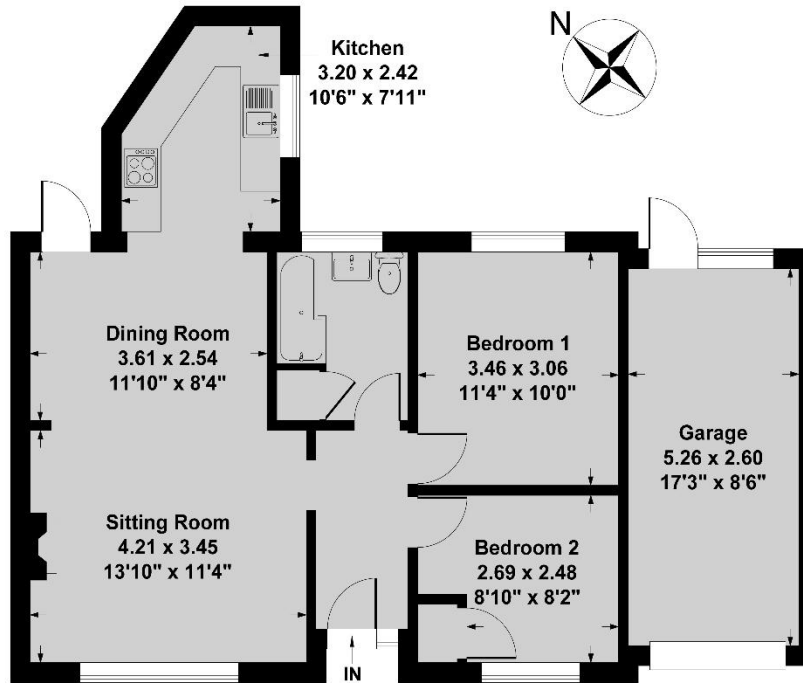
A freehold property.

### Viewing Arrangements

By Prior arrangement with Round & Jackson.

**Asking Price: £345,000**



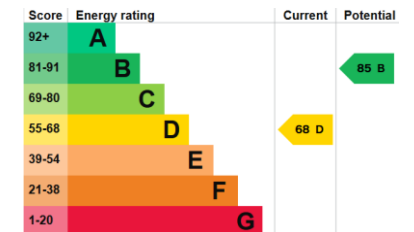


Ground Floor

**Ground Floor Approx Area = 60.98 sq m / 656 sq ft**  
**Garage Approx Area = 14.53 sq m / 156 sq ft**  
**Total Area = 75.51 sq m / 812 sq ft**

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

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