



44 Songthrush Road

Bodicote, Banbury, Oxon, OX15 4GN



ROUND & JACKSON
ESTATE AGENTS





A beautifully presented three bedroom town house with a single garage and south facing rear garden, pleasantly located on the popular Longford Park development. Available for sale with no onward chain.

The Property

44 Songthrush Road, Bodicote is a beautifully presented, three-bedroom town house which is pleasantly located on the popular Longford Park development on the southern side of town. The property has well laid out accommodation, which is arranged over three floors, with an entrance hallway, study, cloakroom/W.C. and a kitchen/dining room on the ground floor. On the first floor there is a landing, a sitting room which could be utilised as a fourth bedroom if required and the master bedroom with an en-suite shower room. On the second floor there is a small landing, a family bathroom and two bedrooms. Outside of the property to the front, there is a small gravelled garden area with a paved pathway leading to the front door. To the rear, there is a private and south facing garden which has a decked seating area and a large patio seating area adjoining the house which slopes down to a further paved area of garden and pathway to the single garage which can be accessed via a personal door. There is also a garage to the side of the property along with an allocated parking space. We have prepared a floor plan to show the room sizes and layout, some of the main features include:

Entrance Hallway

With doors to all ground floor accommodation, stairs rising to the first floor, tiled flooring and a storage cupboard which houses the boiler.

Study

A useful home study or playroom with a window to the front aspect.

Cloakroom/W.C.

Fitted with a wash hand basin, W.C. and tiled flooring.

Kitchen/Dining Room

A superb open-plan living space, which is located to the rear of the property with a continuation of the tiled flooring. The kitchen area is fitted with eye and base level cabinets with work surfaces over, a one and a half bowl sink and draining board, an integrated single oven with a four ring gas above and extractor hood over. There is space and plumbing for a free-standing washing machine, dishwasher and fridge/freezer. Within the large dining area, there is ample space for a range of furniture, a useful storage cupboard and double doors leading to the garden.

First Floor Landing

With doors to the sitting room, master bedroom and stairs rising to the second floor.

Master Bedroom & En-Suite

A large double bedroom with two bedrooms to the rear aspect and door to the en-suite. The en-suite is fitted with a modern suite comprising a double shower cubicle, W.C., wash hand basin and attractive tiled splash backs.

Sitting Room

Currently being used as a fourth bedroom, this spacious reception room has room for a range of furniture and two windows to the front aspect.

Second Floor Landing

With doors to all second floor accommodation.

Bedroom Two

A double bedroom with a Velux style window to the rear aspect.

Bedroom Three

A small double bedroom with a window to the front and a useful storage cupboard.

Family Bathroom

Fitted with a modern white suite comprising a panelled bath with a shower over, W.C., wash hand basin and attractive tiled splash backs.



Outside

To the rear of the property there is private, south facing garden which is predominantly paved with a decked seating area. There is a path which leads to the personal door into the garage.

Garage & Parking

To the right hand side of the terrace, there is access to a parking area where there is an allocated parking space for one vehicle which is clearly marked 44. There is also a single garage with an up and over door to the front with power and light connected.

Directions

From Banbury Cross proceed southwards via Oxford Road and continue for just over a mile until you go under the Bodicote flyover and past the petrol station on your left. At the traffic lights turn left into the Longford Park development and continue on this road and past the primary school and bear right into Songthrus Road where the property will be found on your right-hand side after approximately 100 yards.

Services

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

Local Authority

Cherwell District Council. Tax band D.

Viewing arrangements

By prior arrangement with Round & Jackson.

Situation

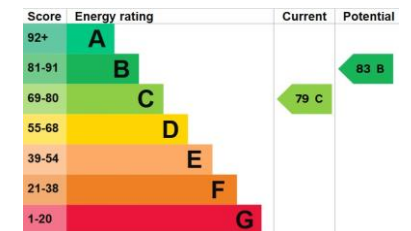
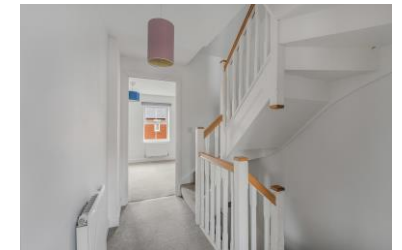
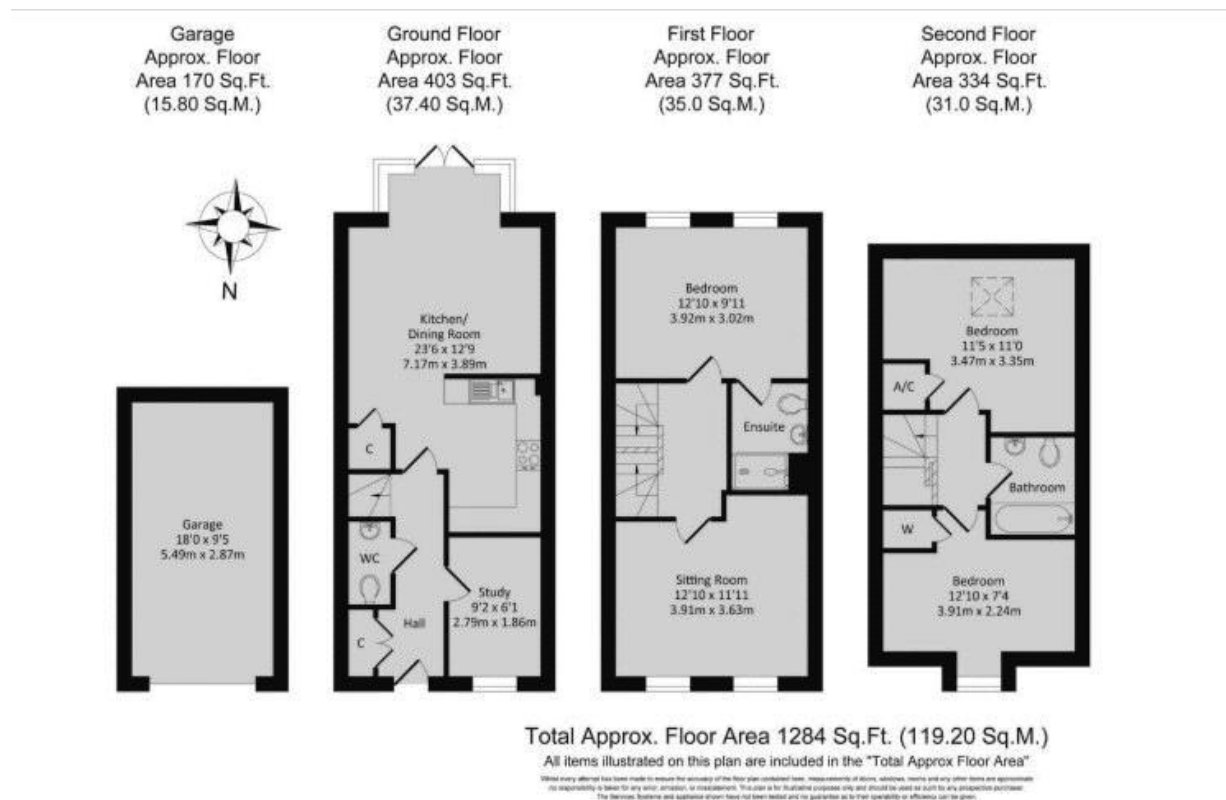
Bodicote is a popular and thriving village lying approximately a mile and a half South of Banbury. It has a community feel with such groups as The Bodicote Cricket Club and Bodicote Players Amateur Dramatics Group. Within the village amenities include a Post Office/shop, two farm shops, two public houses, an Indian restaurant, Bishop Loveday Church of England Primary School, village hall, Banbury Rugby Club, Kingsfield sports and recreation area with children's playground, Bannatyne's Health and Leisure Club, and a bus service to and from the town centre. Longford Park is a popular and relatively new development which is located on the eastern side of the village. There are many amenities which include the beautiful country park with meandering pathways to the canal, a community hall, the Longford Park primary school, football pitches and sports pavilion and there is provision for retail units. 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.

Agents Note

In line with current Anti-Money Laundering regulations, all buyers are required to complete identity and Anti-Money Laundering checks before we are able to mark a property as Sold Subject to Contract.

Asking Price: £360,000





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