



18 Teal Close
Banbury, OX16 9UU



ROUND & JACKSON
ESTATE AGENTS





Immaculately presented three-bedroom terraced home on the popular Cherwell Heights development in Banbury. Quiet cul-de-sac location with driveway parking and a private rear garden, close to local schools and amenities

The Property

Situated on the popular Cherwell Heights development in Banbury, this immaculately presented three-bedroom terraced home offers spacious and versatile accommodation throughout. Tucked away in a quiet cul-de-sac, the property benefits from driveway parking and a beautifully landscaped private rear garden. The ground floor features a bright and spacious open-plan living, dining and kitchen area, creating an ideal space for both everyday family life and entertaining. A particular highlight is the substantial utility room/playroom, providing valuable additional living space that could be used to suit a variety of needs. To the first floor are two generous double bedrooms, a well-proportioned single bedroom and a stylish modern family bathroom. Outside, the landscaped rear garden offers a private and low-maintenance space to relax and enjoy. Conveniently located close to well-regarded local schools, shops and other amenities, this fantastic home is ideally suited to families, first-time buyers and downsizers alike. We have prepared a floorplan to show the room sizes and layout, some of the main features include;

Entrance Hallway

Attractive entrance hallway with doors leading to all ground floor rooms, stairs rising to the first floor and attractive wall panelling.

Sitting/Dining Room/Kitchen

A spacious and versatile open-plan living space incorporating the sitting room, dining area and kitchen. The sitting area features attractive wall panelling, a window to the front aspect and French doors opening onto the rear garden. The dining area offers ample space for a table and chairs and benefits from tiled flooring. The kitchen is fitted with a range of white gloss wall and base units with worktops over and matching upstands. Integrated appliances include a fridge/freezer, oven, four-ring electric hob and extractor hood. Additional features include a built-in bin storage system, one-and-a-half bowl sink and drainer, window to the rear aspect and tiled flooring.

First Floor Landing

Doors leading to all rooms via attractive five-panel internal doors. Loft hatch providing access to the roof space, which is partly boarded and fitted with a light and loft ladder.

Bedroom One

A double bedroom with window to the rear aspect and attractive wall panelling.

Bedroom Two

A double bedroom with window to the front aspect.

Bedroom Three

A good-sized single bedroom with window to the front aspect and built-in cupboard housing the Glow-worm gas-fired boiler with useful shelving. There is some restricted head height within part of the room; however, the floor space remains generous.

Family Bathroom

An immaculately presented bathroom fitted with a white suite comprising a panelled bath with rainfall shower and handheld attachment over, WC and wash hand basin with vanity storage drawers beneath. Further benefits include panelled splashbacks, tile-effect flooring, heated towel rail, illuminated heated mirror and window to the rear aspect.



Rear Garden

A private, low-maintenance rear garden featuring a large paved patio, artificial lawn and attractive wall panelling to the rear boundary. Further benefits include an outside tap and gated rear access.

Front Garden/Parking

Block-paved driveway providing off-road parking for up to three vehicles. Outside tap.

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

Directions

Directions From Banbury Cross proceed along South Bar and into the Oxford Road. Continue past the hospital and Sainsbury's supermarket then bear left before the flyover bridge and then left again at the roundabout onto Bankside. Take the first left turn into Chatsworth Drive and continue over the first roundabout and then turn left at the next roundabout into Whimbrel Way. Turn left immediately into Teal Close where the property will be found shortly on your left hand side.



Services

All mains' services connected.

Local Authority

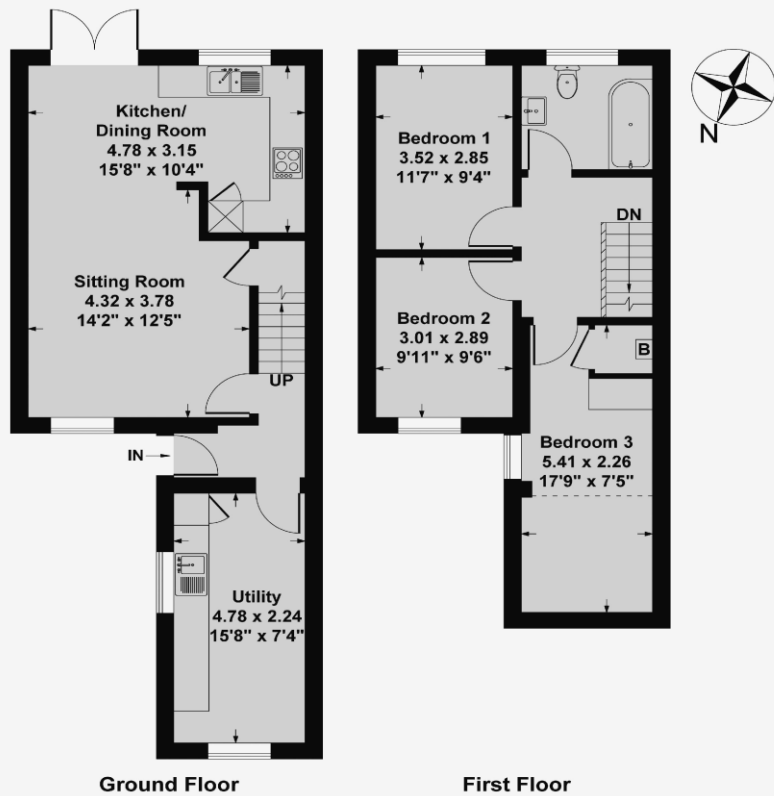
Cherwell District Council. Tax band B.

Viewings

By prior arrangement with Round & Jackson.

Asking Price: £310,000





Ground Floor Approx Area = 45.09 sq m / 485 sq ft
First Floor Approx Area = 39.58 sq m / 426 sq ft
Total Area = 84.67 sq m / 911 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		85 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

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