



13 Winter Gardens Way
Banbury, OX16 1UX



ROUND & JACKSON
ESTATE AGENTS





A well presented two-bedroom, semi-detached house with a single garage and off road parking which is pleasantly located on the Hanwell Fields development close to amenities and schooling.

The Property

13 Winter Gardens Way, Banbury is a well presented two-bedroom, semi-detached house with a private garden, single garage and off road parking which is conveniently located close to schooling and amenities on the northern side of town. The living accommodation is arranged over two floors and is well laid out, with an entrance hallway, cloakroom/W.C., sitting room and kitchen/dining room on the ground floor. On the first floor there is a central landing, two bedrooms and a family bathroom. Outside of the property to the front there is a small, gravelled garden area and a paved path to the front door. To the rear, there is a private and enclosed garden which has a walled perimeter, a lawned area and a paved seating area adjoining the house and at the rear with a path leading to the gated access. There is a single garage located to the rear of the house within a block and is numbered 13. Off road parking is available in front of the garage and visitor parking is available opposite. We have prepared a floor plan to show the room sizes and layout, some of the main features include:

Entrance Hallway

Main door to front and doors to the W.C. and sitting room.

Sitting Room

A spacious reception room with stairs rising to the first floor, window to the front aspect and door to the kitchen.

Cloakroom/W.C.

Fitted with a W.C. and wash hand basin.

Kitchen/Dining Room

Fitted with eye level cabinets, base units and drawers with work surfaces over, an inset sink and draining board, tiled splash backs and a window to the rear aspect. There is space and plumbing for a free standing washing machine, fridge/freezer and tumble dryer with an integrated single oven with a four ring gas hob above and extractor hood over. Within the dining area, there is space and small kitchen table and chairs and doors leading to the rear garden.

First Floor Landing

With doors to all first floor accommodation, airing cupboard which houses the hot water cylinder and hatch to the loft space.

Bedroom One

A spacious double bedroom with two double fitted wardrobes and two windows to the rear aspect.

Bedroom Two

A good-sized single bedroom with two windows to the front aspect.

Family Bathroom

Fitted with a white suite comprising a panelled bath with a shower over, W.C., wash hand basin, tiled splash backs and a window to the side aspect.

Garage & Parking

Located within the block to the rear of the property, a single garage with an up and over door to the front. There is a driveway in front which allows parking for two vehicles. Visitor parking is available on a first come, first served basis opposite.

Outside

To the front of the property there is a small gravelled garden area with a pathway leading to the front door. The main area of garden is located to the rear with a partial walled perimeter and has patio seating areas adjoining the house and to the rear, a lawned area and a path which leads to the gated access.



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 in a northerly direction via Horsefair and North Bar Street. At the traffic light controlled cross roads, turn left on the Warwick Road, B4100. Follow this road towards the outskirts of the town and at the fifth roundabout turn right onto Dukes Meadow Drive. Turn right at the second roundabout into Winter Gardens Way and continue for a short distance where the property will be found on your left-hand side.



Services

All mains' services connected.

Local Authority

Cherwell District Council. Tax band B.

Viewing arrangements

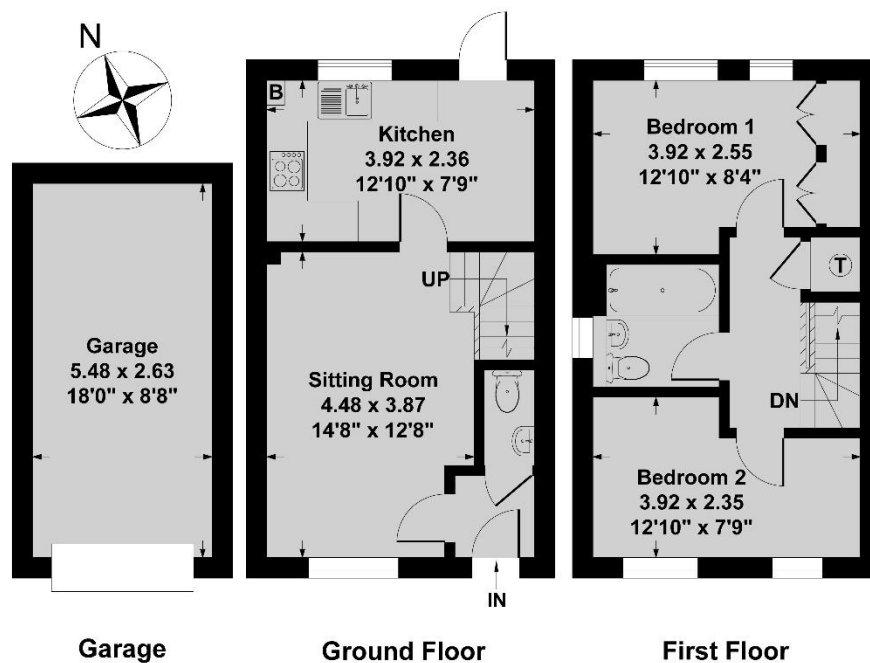
Strictly by prior arrangement with Round & Jackson.

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: £270,000

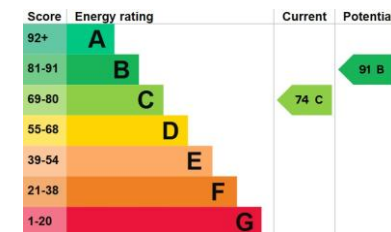




Ground Floor Approx Area = 27.40 sq m / 295 sq ft
First Floor Approx Area = 27.40 sq m / 295 sq ft
Garage Approx Area = 14.41 sq m / 155 sq ft
Total Area = 69.21 sq m / 745 sq ft

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

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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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Property Misdescriptions Act 1991: The Agents have not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit the for the purpose. The buyer is advised to obtain verification from his or her professional buyer. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their solicitor. You are advised to check the availability of any property before travelling any distance to view.



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