



71 Bankside  
Banbury, OX16 9DA



ROUND & JACKSON  
ESTATE AGENTS





A very well presented, modern three-bedroom family home with private rear garden and parking for at least two vehicles and located on this popular development on the south side of town, within walking distance of the train station and local schools and amenities.

#### The property

71 Bankside, Banbury is a very well presented, three-bedroom family home which is located on the Phase 4 development at Longford Park. The property was built by Barratt Homes and is around seven years old and has the remainder of the 10 year NHBC warranty from when it was built. The accommodation is arranged over two floors and is well laid out. On the ground floor there is an entrance hallway, W.C, sitting room and kitchen/diner. On the first floor there are three bedrooms and en-suite to the main bedroom and a family bathroom. Outside to the rear, there is a private, artificial lawned garden with a patio area. To the side there is a tandem driveway providing parking for at least two vehicles. To the front there is a pathway leading to the front door and planted borders. We have prepared a floorplan to show the room sizes and layout, some of the main features include:

#### Entrance Hallway

A spacious hallway with doors into the W.C and sitting room. Stairs rising to the first floor and wood effect flooring throughout.

#### W.C

Fitted with a white suite comprising of a toilet and wash basin and the wood effect flooring continues from the hallway.

#### Sitting Room

A good size sitting room with a window to the front aspect and a door into the kitchen. Plenty of space for furniture.

#### Kitchen/Diner

A spacious, bright and airy open plan kitchen diner with french doors leading into the rear garden. The kitchen is fitted with a range of grey, gloss units with wood effect worktops over. There are a range of integrated appliances including a fridge-freezer, washing machine, slimline dish washer, electric oven and four ring gas hob with extractor hood above and there is a window to the rear aspect. There is a cupboard housing the ideal logic gas fired combination boiler and useful under stairs storage cupboard. There is plenty of space for a table and chairs within the dining area and quality wood effect flooring throughout.

#### First Floor Landing

Doors to all bedrooms, loft hatch to the roof space which is partially boarded and there is a built-in storage cupboard.

#### Bedroom One

A double bedroom with attractive panelling to one wall. Window to the front aspect and a door leading into the en-suite. The en-suite is fitted with a white suite comprising of a large shower cubicle, a toilet and a wash basin and there are attractive tiled splash backs.

#### Bedroom Two

A double bedroom with a window to the rear aspect.

#### Bedroom Three

A single bedroom with a window to the front aspect.

#### Family Bathroom

Fitted with a white suite comprising of a panelled bath, toilet and wash basin, tile effect flooring, attractive tiled splash backs . Window to the rear aspect.

#### Outside

To the rear of the property there is a very private, artificial lawned garden with a paved patio. There is wooden shed, useful for storage, an outside tap and a gate providing side access. To the side of the property there is a tandem driveway providing parking for at least two vehicles. To the front of the property there is a pathway leading to the front door and a planted border.



### 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 and many places of historical interest are within easy reach.

### Directions

From Banbury Cross take the High Street and continue into George Street then turn right at the traffic lights near Matalan. Turn left at the next set of traffic lights into Swan Close Road then take the second left into Bankside. Continue along the road for around 700 yards where number 71 will be found on your left hand side shortly after passing the playing fields.

### Services

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

### Local Authority

Cherwell District Council. Tax band B.

### Viewing Arrangements

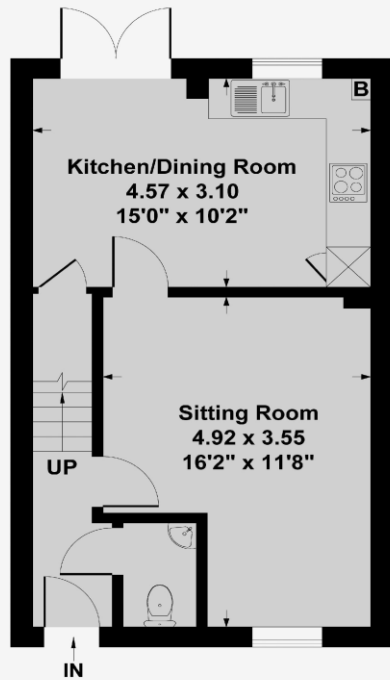
By Prior arrangement with Round & Jackson.

### Tenure

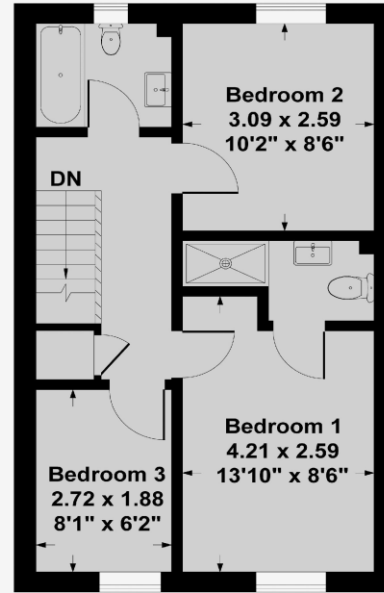
A freehold property.

**Asking Price: £315,000**





Ground Floor



First Floor



**Ground Floor Approx Area = 37.38 sq m / 402 sq ft**  
**First Floor Approx Area = 37.38 sq m / 402 sq ft**  
**Total Area = 74.76 sq m / 804 sq ft**

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

[www.focuspointhomes.co.uk](http://www.focuspointhomes.co.uk)



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         | 96 A      |
| 81-91 | B             | 84 B    |           |
| 69-80 | C             |         |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

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Banbury - The Office, Oxford Road, Banbury, Oxon, OX16 9XA

T: 01295 279953 E: [office@roundandjackson.co.uk](mailto:office@roundandjackson.co.uk)

Bloxham – High Street, Bloxham, Oxon, OX15 4LU

T: 01295 720683 E: [office@roundandjackson.co.uk](mailto:office@roundandjackson.co.uk)

[www.roundandjackson.co.uk](http://www.roundandjackson.co.uk)

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