



85 Portway  
Banbury, OX16 1QJ



ROUND & JACKSON  
ESTATE AGENTS





A well-proportioned three-bedroom end-of-terrace family home situated on the northern side of Banbury. Offering three double bedrooms and a private rear garden, the property provides comfortable and practical living space, ideally positioned close to local schooling, shops and everyday amenities.

#### The property

85 Portway, Banbury is a well-proportioned three-bedroom end-of-terrace family home situated on the northern side of Banbury. Offering three double bedrooms and a private rear garden, the property provides comfortable and practical living space, ideally positioned close to local schooling, shops and everyday amenities. The accommodation is arranged over two floors and is well laid out. On the ground floor there is an entrance hallway, sitting/dining room, kitchen and W.C. On the first floor there are three double bedrooms and a family bathroom. Outside to the rear there is a mainly lawned garden with a central pathway leading to a brick-built outbuilding. There is a paved area adjoining the house, an outside tap, and gated access at the foot of the garden. To the front there is a lawned frontage with a central pathway leading to the front. 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 leading to all ground floor rooms and stairs rising to the first floor. There is a good-sized under-stairs storage cupboard and wood-effect flooring.

#### Sitting/Dining Room

A large open-plan reception room with windows to the front and rear aspects, creating a light and airy living space.

#### Kitchen

Fitted with a range of wooden fronted cabinets with worktops over and tiled splash backs. There is wood-effect flooring throughout and a Belling range cooker with extractor hood over, which will remain as part of the sale. The kitchen also offers space and plumbing for a washing machine, along with space for a fridge-freezer and tumble dryer. A useful breakfast bar area provides informal seating. There is a window and door to the rear garden, a cupboard housing the Ideal gas-fired boiler, and an additional built-in storage cupboard.

#### W.C

Fitted with a white suite comprising toilet and hand basin, with tiled splash backs, a front aspect window and continuation wood-effect flooring from the hallway.

#### First Floor Landing

Doors leading to all rooms and access to the loft space via a hatch.

#### Bedroom One

A large principal bedroom with a window to the rear aspect.

#### Bedroom Two

A large double bedroom with a window to the rear aspect.

#### Bedroom Three

A double bedroom with a window to the front aspect.

#### Family Bathroom

Fitted with a white suite comprising panelled bath, toilet and wash basin, with a Triton electric shower over the bath. Attractive tiled splash backs, heated towel rail, tile-effect vinyl flooring and a front aspect window.

#### Outside

To the rear there is a mainly lawned garden with a central pathway leading to a brick-built outbuilding. There is a paved area adjoining the house, an outside tap, and gated access at the foot of the garden. To the front there is a lawned frontage with a central pathway leading to the front door.



#### 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 town centre follow the Warwick Road and continue for half of a mile turning right at the second roundabout into Ruscote Avenue. Turn left at the first roundabout into Longelandes Way. Continue through the chicane and over the mini roundabout then take the fourth left into Portway. Continue down the hill and the property can be found around 300 yards on the right hand side.

#### Services

All mains services connected.

#### Local Authority

Cherwell District Council. Tax band B.

#### Viewing Arrangements

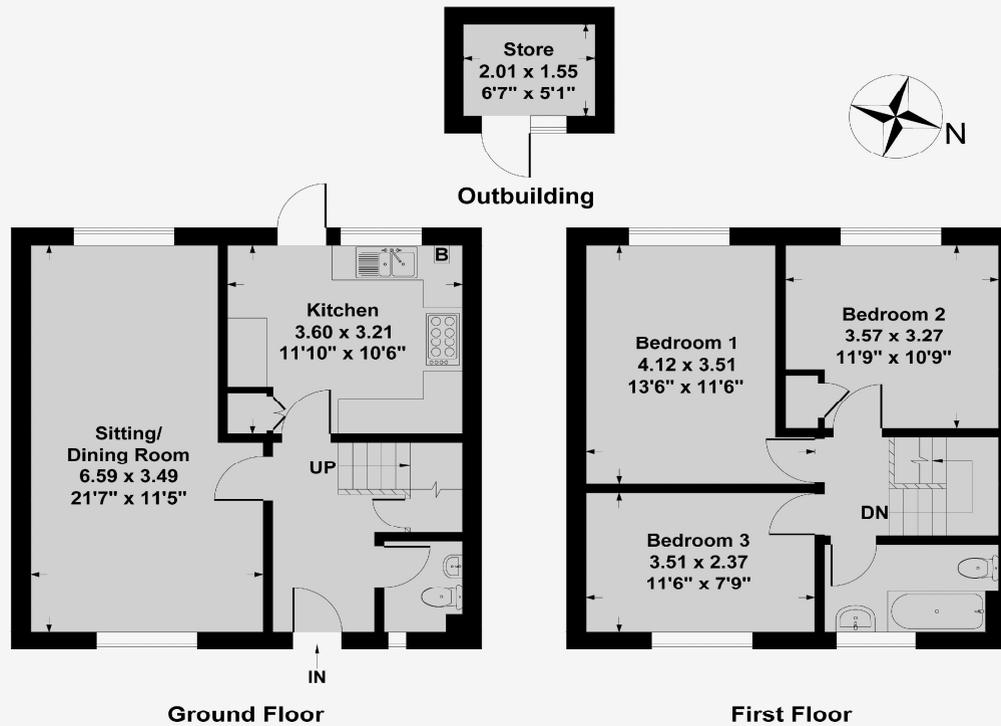
By prior arrangement with Round & Jackson.

#### Tenure

A freehold property.

**Asking Price: £255,000**





**Ground Floor Approx Area = 43.62 sq m / 470 sq ft**  
**First Floor Approx Area = 41.71 sq m / 449 sq ft**  
**Outbuilding Approx Area = 3.11 sq m / 34 sq ft**  
**Total Area = 88.44 sq m / 953 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		
81-91	B		
69-80	C	69 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.

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)

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 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.



**ROUND & JACKSON**  
ESTATE AGENTS