



29 Ivatt Walk  
Banbury



ROUND & JACKSON  
ESTATE AGENTS

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# 29 Ivatt Walk

Banbury, Oxon, OX16 3WE

£190,000

A very well presented one bedroom property with a west facing rear garden located in a quiet cul-de-sac within walking distance of the train station, local amenities and town centre.

## The Property

29 Ivatt Walk, Banbury is a well presented, one bedroom house which is conveniently located in a quiet cul-de-sac within walking distance of the town centre, train station and a wide range of amenities. On the ground floor there is an open plan sitting room/modern kitchen with access to the rear garden and air conditioning. On the first floor there is a landing, a large double bedroom and a modern shower room. Outside of the property to the rear there is a low maintenance west facing garden with a walled perimeter to provide a good level of privacy. To the front there is a small lawned garden area and a path leading to the front door and there are two parking spaces which are located to the side and to the rear.

We have prepared a floorplan to show the room sizes and layout. Some of the main features include:

## Sitting Room/Kitchen

A spacious reception room with doors and windows to the front and rear, ample space for furniture and fitted air conditioning which will be included in the sale. The kitchen area is fitted with a range of modern eye level cabinets with base units and drawers, work surfaces over, inset sink and draining board and tiled splash backs. There is an integrated single oven with a four ring electric hob above, space and plumbing for a washing machine and fridge/freezer and a useful understairs storage cupboard.

## First Floor Landing

With a hatch to the loft space which is fully boarded and doors to all first floor accommodation.

## Bedroom One

A large double bedroom with a window to the front aspect and airing cupboard which houses the hot water cylinder.

## Shower Room

Re-fitted by the current owner in recent years, fitted with a modern suite comprising a walk-in shower with rainfall shower over, heated towel rail, W.C., wash hand basin, attractive tiled splash backs and a window to the front aspect.



### Outside

A particular feature of the property is the west facing rear garden which has a walled perimeter to provide a good level of privacy. There are patio and gravelled seating areas, a shed which has power connected and a gate which leads to the front. There are two allocated parking spaces which are found both to the side and rear of the property.

### Directions

From Banbury Cross proceed along the High Street and continue as it merges into George Street. At the traffic light controlled T junction turn left on to the A4260 and right at the next set of lights on to Bridge Street. Follow the road over the railway bridge as it becomes Middleton Road and take the next left for Waterloo Drive. Continue along this road as it turns into Wellington Avenue and then Broome Way. Turn left into Cockington Green and into Fowler Road. Take your third left into Grimsbury Green then turn left into Dean Close and continue straight until you reach the car parking area. The property is found to the end of the terrace on your left hand side.

### 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.

### Services

All mains services connected.

### Local Authority

Cherwell District Council. Tax band A.

### Tenure

A Freehold property

### Viewing arrangements

Strictly by prior arrangement with Round & Jackson



**Ground Floor**  
**Kitchen/ Sitting Room**  
 5.17 x 4.01  
 17'0" x 13'2"

**First Floor**  
**Bedroom 1**  
 4.01 x 3.19  
 13'2" x 10'6"

Ground Floor Approx Area = 20.73 sq m / 223 sq ft  
 First Floor Approx Area = 20.73 sq m / 223 sq ft  
 Outbuilding Approx Area = 0.47 sq m / 5 sq ft  
 Total Area = 41.93 sq m / 451 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		
39-54	E	52 E	
21-38	F		
1-20	G		

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