



11 Kemps Road, Twyford
Adderbury, Banbury, Oxon, OX17 3JS



ROUND & JACKSON
ESTATE AGENTS





A spacious three-bedroom end of terrace house in need of modernisation and with potential to extend located within a sought-after area within Twyford, Adderbury.

The property

11 Kemps Road, Twyford is a superb three-bedroom semi-detached home, pleasantly situated in a sought-after no-through road within the village. The property is in need of modernisation and offers excellent potential to extend, subject to the relevant planning permissions. On the ground floor, the accommodation comprises a porch, an entrance hallway, a dual-aspect sitting room, a dining room, and a kitchen. There is excellent potential to create a spacious open-plan kitchen/dining room by removing the dividing wall between the kitchen and dining room, subject to the necessary structural considerations. On the first floor there are two double bedrooms, a single bedroom, and a family bathroom. To the front of the property there is a large lawned garden which could potentially be converted to a driveway to provide off-road parking, subject to the necessary consents. To the rear, there is a generous mature garden, predominantly laid to lawn with well-stocked flower and plant borders, along with two paved seating areas, providing an attractive space for outdoor relaxation and entertaining.

Entrance Porch

Main door to front, door to hallway.

Hallway

A welcoming hall with a staircase to first floor and doors to the sitting room, dining room and kitchen.

Sitting Room

A spacious dual aspect reception room with a central fireplace, and double doors to the rear garden.

Dining Room

Ample space for a dining table and chairs, door to side.

Kitchen

Fitted wall cabinets and base units with work surfaces over and an inset sink and draining board. There is space for a cooker, fridge, freezer and washing machine. Windows to the side and rear.

First Floor Landing

Hatch to loft space, boiler cupboard and doors to all first floor accommodation.

Bedroom One

A double room with a built in wardrobe and a window to the front.

Bedroom Two

A double room with a built in wardrobe and a window to the front.

Bedroom Three

A good sized single room with a window to the rear.

Bathroom

Fitted with double sized shower cubicle, a vanity unit with wash hand basin and a low level WC. Two windows to the rear.

Outside

To the front of the property there is a generous lawned garden which could potentially be converted to a driveway to provide off-road parking, subject to the necessary consents. A pathway to the side of the house provides convenient access to both the front and rear gardens. The rear garden is a particularly appealing feature of the property, being generous in size and beautifully mature. It is predominantly laid to lawn with well-stocked flower and plant borders that provide colour and interest throughout the seasons. Two paved seating areas offer ideal spaces for outdoor dining and relaxation, while a garden shed provides useful storage. Overall, the garden offers a lovely private setting and space to enjoy the outdoors.



Situation

Twyford forms part of the larger village of Adderbury where there are many amenities including a shop, post office, butchers shop, hairdressers, public houses including the The Red Lion which is a short walk away, tennis club, golf club, parish church and bus service. There is also an excellent primary school within walking distance of the property and the village is within the catchment area for the Warriner secondary school at Bloxham.

Directions

From Banbury Cross proceed in a Southerly direction on South Bar and continue on the A4260. Follow this road out of Banbury for approximately 3 miles into the village of Twyford. Take the fourth left hand turning into Kemps Road and follow the road around to the left where the property will be found on the left.

Services

All mains services connected.

Local Authority

Cherwell District Council. Council tax band B.

Viewing Arrangements

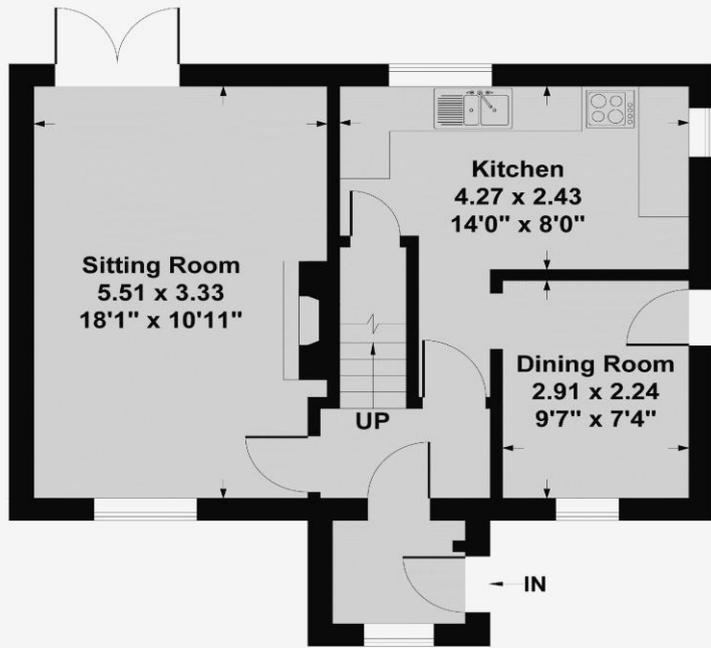
Strictly by prior arrangement with Round & Jackson.

Tenure

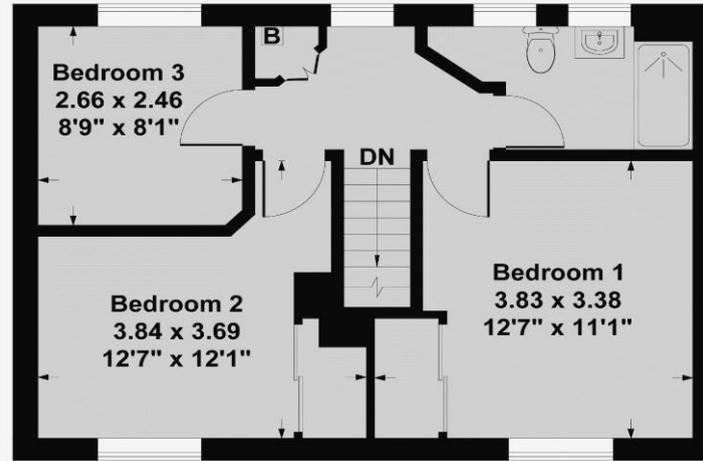
A freehold property.

Asking Price: £285,000





Ground Floor



First Floor



Ground Floor Approx Area = 46.09 sq m / 496 sq ft
 First Floor Approx Area = 43.41 sq m / 467 sq ft
 Total Area = 89.50 sq m / 963 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		
69-80	C		79 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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