



16 Bywater Drive
Banbury, OX16 9FF



ROUND & JACKSON
ESTATE AGENTS





A well-presented four-bedroom end-of-terrace townhouse arranged over three floors, with driveway parking for two vehicles and a generous rear garden. Ideally situated on the popular south side of town, within easy reach of the town centre and train station.

The property

This well-presented four-bedroom end-of-terrace townhouse offers spacious and versatile accommodation arranged over three floors, making it an ideal family home in a sought-after south-side location. Enjoying an attractive outlook to the front over open countryside and the Oxford Canal, the property combines a peaceful setting with excellent access to the town centre and train station. The ground floor comprises an entrance hall, a useful fourth bedroom which could also be utilised as a home office or study, a cloakroom/W.C., and a superb open-plan kitchen, dining and living space with direct access to the rear garden. On the first floor, the principal bedroom benefits from an en-suite shower room, while a generous sitting room provides an excellent space to relax. The second floor offers two further double bedrooms, served by a well-appointed family bathroom. Outside, the property enjoys a good-sized rear garden with both a paved patio and decked seating area, providing ideal spaces for outdoor dining and entertaining. To the side of the property, there is driveway parking for at least two vehicles. We have prepared a floor plan to show the room sizes and layout. Some of the main features include:

Entrance Hallway

Doors leading to all ground floor rooms, stairs rising to the first floor, and a large built-in storage cupboard housing the Ideal gas-fired boiler. Wood-effect Amtico flooring continues throughout.

W.C

Fitted with a white suite comprising a W.C and wash hand basin with tiled splash backs. Wood-effect Amtico flooring continues from the hallway.

Bedroom Four / Study

A versatile room currently used as a study but equally suitable as a fourth bedroom, with a window to the front aspect. Wood-effect Amtico flooring continues from the hallway.

Kitchen/Diner/Family Area

The kitchen is fitted with a range of gloss-fronted wall and base units with work surfaces over and tiled splash backs. Integrated appliances include a dishwasher, fridge-freezer and washer-dryer, together with an electric oven, four-ring gas hob and extractor hood above. Wood-effect Amtico flooring continues into the kitchen area, which opens seamlessly into the dining/family area. There is ample space for a dining table and additional furniture, a large understairs storage cupboard, and French doors opening onto the rear garden. Amtico flooring continues throughout.

First Floor Landing

Doors leading to the principal bedroom and sitting room, with stairs rising to the second floor.

Bedroom One

A generous double bedroom with two windows overlooking the rear garden and a door leading to the en-suite shower room.

En-Suite

Fitted with a white suite comprising a shower cubicle with Mira electric shower, W.C and wash hand basin. Finished with attractive tiled splash backs, quality wood-effect flooring and a window to the side aspect.

Sitting Room

A spacious reception room with a window and Juliet balcony to the front aspect, enjoying pleasant views over the Oxford Canal with a tree-lined backdrop. Featuring an attractive panelled feature wall, this versatile room could also be used as an additional bedroom if required.

Second Floor Landing

Doors leading to both second-floor bedrooms and the family bathroom. Access to the roof space (no ladder, boarding or light fitted).



Bedroom Two

A large double bedroom with a Velux window to the rear aspect and a built-in wardrobe with hanging rail and shelving. Please note there is some restricted head height.

Bedroom Three

A double bedroom with a window to the front aspect and a large built-in cupboard. Currently utilised as a dressing room and also benefiting from some restricted head height.

Family Bathroom

Fitted with a white suite comprising a panelled bath, WC and wash hand basin. Finished with quality wood-effect flooring, tiled splash backs and a window to the side aspect.

Outside

The rear garden features a large paved patio adjoining the property, leading to a decked seating area and a lawn with a further paved seating area and space for a garden shed. There is a sleeper-edged planted border, an outside tap, external power socket, and gated access to the driveway. To the front of the property, a pathway leads to the entrance door with an attractive slate chipping border. To the side of the property, a tarmac driveway provides off-road parking for at least two vehicles and benefits from gated access into the rear garden.

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

Directions From Banbury Cross proceed along South Bar and into the Oxford Road. Continue past the hospital and Sainsbury's supermarket the bear left before the flyover bridge and then left again at the roundabout onto Bankside. Continue along Bankside and through two chicanes and then take the first road on the right into Caldwell Road. Continue to the end of the road and turn left onto Cawse Street and then at the end of this road turn right onto Bywater Drive where number 16 will be found on the right hand side after around 200 yards.

Services

All mains services connected. The gas-fired boiler is located in the hallway cupboard.

Local Authority

Cherwell District Council. Tax band D.

Tenure

A freehold property.

Viewing Arrangements

By Prior arrangement with Round & Jackson.

Tenure

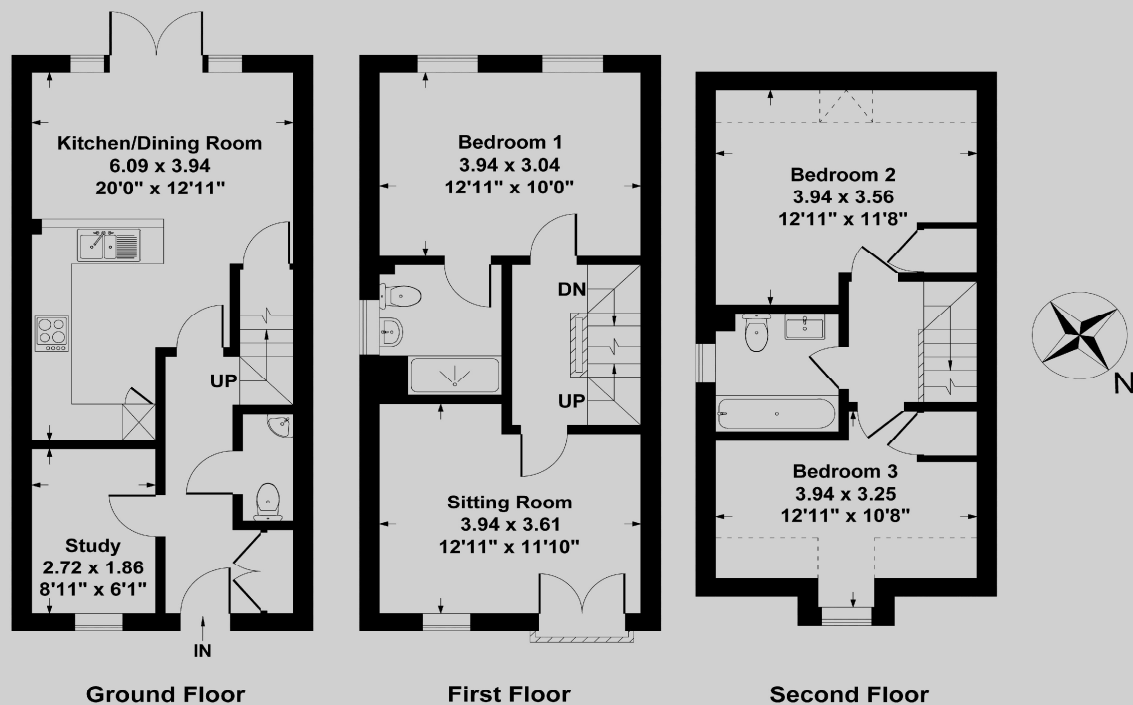
A freehold property.

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: £350,000

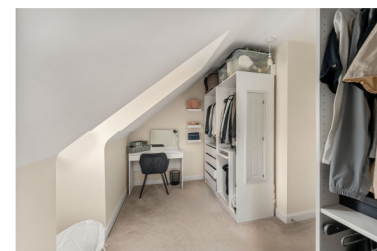




Ground Floor Approx Area = 35.21 sq m / 379 sq ft
First Floor Approx Area = 35.21 sq m / 379 sq ft
Second Floor Approx Area = 32.20 sq m / 347 sq ft
Total Area = 102.62 sq m / 1105 sq ft

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

www.focuspointhomes.co.uk



Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	85 B	
69-80	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

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

T: 01295 720683 E: office@roundandjackson.co.uk

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 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.



rightmove



ROUND & JACKSON
 ESTATE AGENTS