



55 Bourton Road
Banbury, OX16 2DD



ROUND & JACKSON
ESTATE AGENTS





A spacious and well-presented four bedroom, three storey, townhouse, offering versatile family accommodation together with a larger than average rear garden, driveway parking for two vehicles and a single garage.

The property

55 Bourton Road is an attractive and spacious four-bedroom semi-detached townhouse, with well-proportioned accommodation arranged over three floors. The property provides an excellent layout for family living, with a good-sized kitchen/dining room, bright and airy sitting room, three bedrooms and a family bathroom on the first floor, and an impressive main bedroom with ensuite occupying the second floor. Outside, one of the property's particular features is the larger-than-average rear garden, which is predominantly laid to lawn with a paved patio adjoining the house. There is also an additional grassed area positioned behind the garage, providing excellent potential for a garden office/pod, hot tub area or further entertaining space. Gated access leads to a block-paved driveway providing parking for two vehicles and a single garage. We have prepared a floor plan to show the room sizes and layout. Some of the main features include:

Entrance Hallway

A spacious entrance hallway with stairs rising to the first floor and doors leading to the ground-floor accommodation. There is a useful built-in storage cupboard and tile-effect vinyl flooring.

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Fitted with a white suite comprising a toilet and wash hand basin, with attractive tiled splashbacks and tile-effect vinyl flooring.

Kitchen/Dining Room

A well-proportioned kitchen/dining room fitted with a range of contemporary grey slab-fronted cabinets with worktops over and matching upstands. Integrated appliances include a fridge/freezer, slimline dishwasher, washer/dryer, electric oven, four-ring gas hob and extractor hood. There is an inset one-and-a-half bowl sink and drainer, space for a table and chairs and a window to the front aspect.

Sitting Room

A spacious, bright and airy sitting room with plenty of space for furniture and French doors opening directly onto the rear garden.

First-Floor Landing

Doors lead to all first-floor rooms, with stairs rising to the second floor. There is also a useful built-in cupboard housing the hot water system.

Bedroom Two

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

Bedroom Three

A further good-sized double bedroom featuring an attractive sash-style window to the front aspect.

Bedroom Four/Study

A good-sized single bedroom, currently used as a home office/study, with a window overlooking the rear garden.

Family Bathroom

Fitted with a white suite comprising a panelled bath, toilet and wash hand basin. There are attractive tiled splashbacks, tile-effect flooring and a sash-style window to the front aspect.

Second-Floor Landing

A door leads into the main bedroom, with a large built-in storage cupboard housing the Ideal gas-fired boiler.

Main Bedroom

An impressive and particularly spacious double bedroom occupying the second floor, with an attractive sash-style window to the front aspect. There is a loft hatch providing access to the roof space, a useful clothes-hanging area and a door leading into the ensuite shower room.



En-suite Shower Room

Fitted with a white suite comprising a large shower enclosure, toilet and wash hand basin. There are attractive tiled splashbacks, tile-effect flooring, a heated towel rail and a Velux-style window to the rear aspect.

Outside

To the front of the property, a paved pathway leads to the front door and canopy porch, with a bark-chipped border and established planting. To the rear of the property there is a larger-than-average rear garden. There is a paved patio adjoining the house, providing an ideal area for outdoor furniture and entertaining, with the remainder predominantly laid to lawn. An outside tap is provided. Beyond the main garden is an additional grassed area positioned behind the garage, offering a versatile space which could be ideal for a hot tub, garden office/pod or additional seating area, subject to any necessary consents. Gated access leads from the garden to the driveway and garage.

Driveway and Garage

A block-paved driveway provides off-road parking for two vehicles and leads to a good-sized single garage with an up-and-over door. The garage is believed to have power and lighting.

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 Cross proceed in a northerly direction on the A361 Horsefair/North Bar Street. Continue straight ahead at the traffic light controlled crossroads staying on the A361 Southam Road. Take the second exit at the roundabout sign posted for Southam on the A423. Go straight ahead at the next roundabout and continue for approximately 1/2 mile and turn right for Bourton Road. Continue along where number 37 will be found on the left hand side opposite the park.

Services

All mains services connected.

Local Authority

Cherwell District Council. Tax band D.

Viewing arrangements

Strictly by prior arrangement with Round & Jackson.

Estate charge

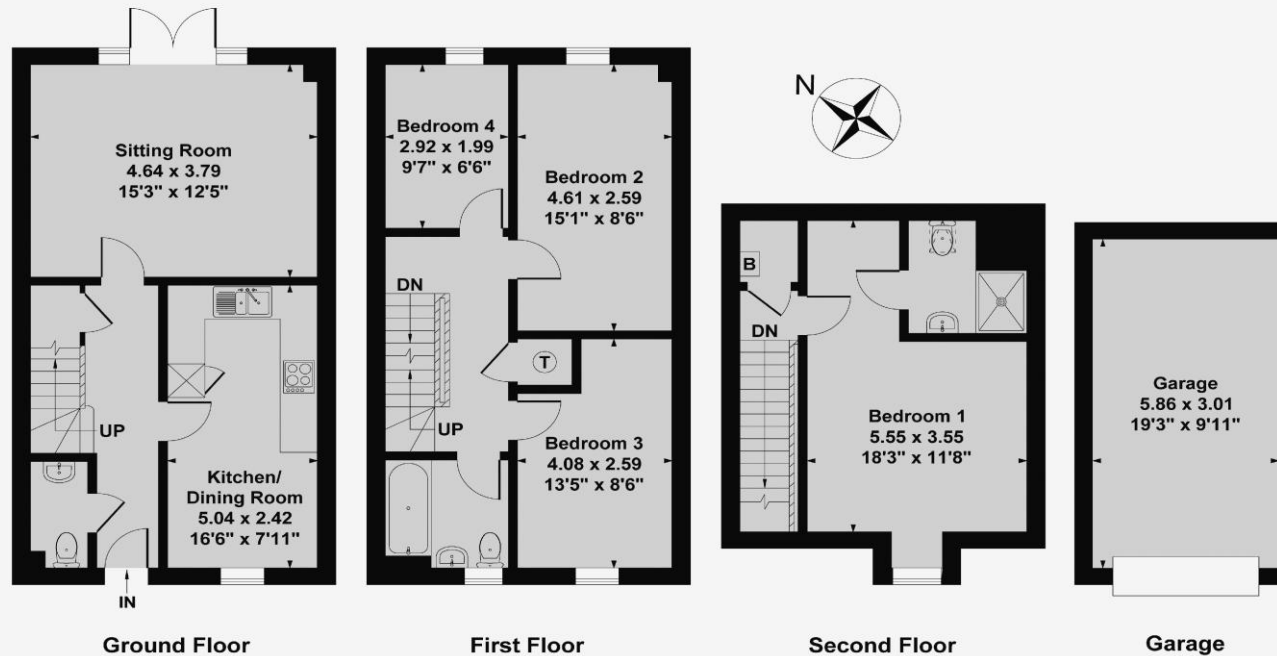
There is an estate charge for the development which is currently £115.47 per annum.

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: £375,000





Ground Floor Approx Area = 41.66 sq m / 448 sq ft
First Floor Approx Area = 41.66 sq m / 448 sq ft
Second Floor Approx Area = 26.28 sq m / 283 sq ft
Garage Floor Area = 17.63 sq m / 190 sq ft
Total Area = 127.23 sq m / 1369 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		95 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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