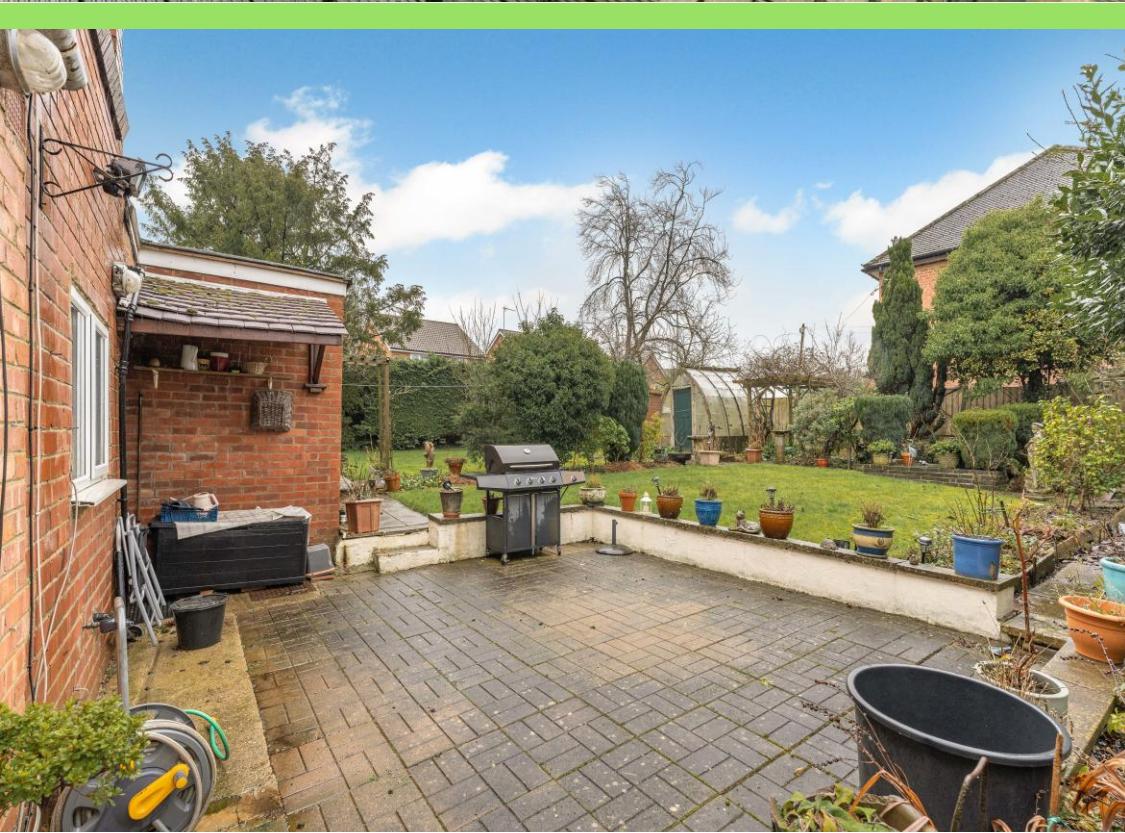




209 Broughton Road
Banbury, Oxon, OX16 9RF

 **ROUND & JACKSON**
ESTATE AGENTS





An attractive bay fronted semi-detached house with extensive gardens and excellent potential, situated on a highly regarded road on the edge of Banbury.

The property

209 Broughton Road, Banbury is a superb bay-fronted semi-detached home, occupying a sought-after position on the western edge of town. The property requires modernisation and offers excellent potential to extend, subject to the necessary planning permissions. The ground floor accommodation comprises an entrance hallway with staircase rising to the first floor, a dining room featuring a bay window, a sitting room with direct access to the rear garden, and a kitchen with an adjoining utility/cloakroom. To the first floor there is a landing, two well-proportioned double bedrooms, a single bedroom a modern bathroom, and a separate cloakroom. A particular feature of the property is the outstanding outside space, with beautifully landscaped gardens to the front, side, and rear. In addition, there is a large driveway to the front providing ample off-road parking, which can be accessed from both the front and side of the property.



Hallway

Main entrance door to the front, wood parquet flooring and a staircase to the first floor.

Dining Room

located to the front with a bay window and ample space for dining furniture. Sliding doors to the sitting room.

Sitting Room

A spacious reception room with a central fireplace and a sliding patio door to the rear garden.

Kitchen/Breakfast Room

Located to the rear with a door opening onto the rear garden. Fitted wall cabinets and base units and drawers with work surfaces over, inset sink and draining board, space for a cooker, dishwasher and fridge-freezer.

Utility/Cloakroom

Low level WC, wash hand basin. Space for a washing machine and tumble dryer.

First Floor Landing

Hatch to loft space, doors to all first floor accommodation.

Bedroom One

A double room with a window to the rear.

Bedroom Two

A double room with a bay window to the front.

Bedroom Three

A good-sized room with a window to the rear. Airing cupboard.

Bathroom

Fitted with a modern suite comprising a panelled bath with a shower over and a vanity unit with wash hand basin. Attractive tiling, window to the front.

Cloakroom/WC

Separate cloakroom with low level WC.



Outside

The gardens are a particular feature of the property, wrapping around the front, side and rear to create a wonderfully spacious setting. Enclosed by well-maintained hedgerows to the front and side, the grounds enjoy a good degree of privacy while still feeling open and inviting. Mature trees add character and seasonal interest, with lawns stretching across the front, continuing along the full length of the side garden and into the rear, offering excellent space for families, gardening enthusiasts or simply enjoying the outdoors. A patio adjoins the house, providing an ideal spot for outdoor dining, while a timber deck and greenhouse are positioned towards the foot of the garden, adding further versatility. The driveway is situated to the front of the property, with convenient access from both the front and side.

Garage

A single garage with double doors to the front.



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 the Town and many places of historical interest are within easy reach.

Directions

From Banbury Cross proceed in a westerly direction via West Bar Street continue into the Broughton Road. Ascend the hill and travel ahead at the round about and continue for approximately a quarter of a mile and you will find the property on the left-hand side passing the turn for Crouch Hill Road.

Services

All mains services connected.

Local Authority

Cherwell District Council. Tax band D.

Tenure

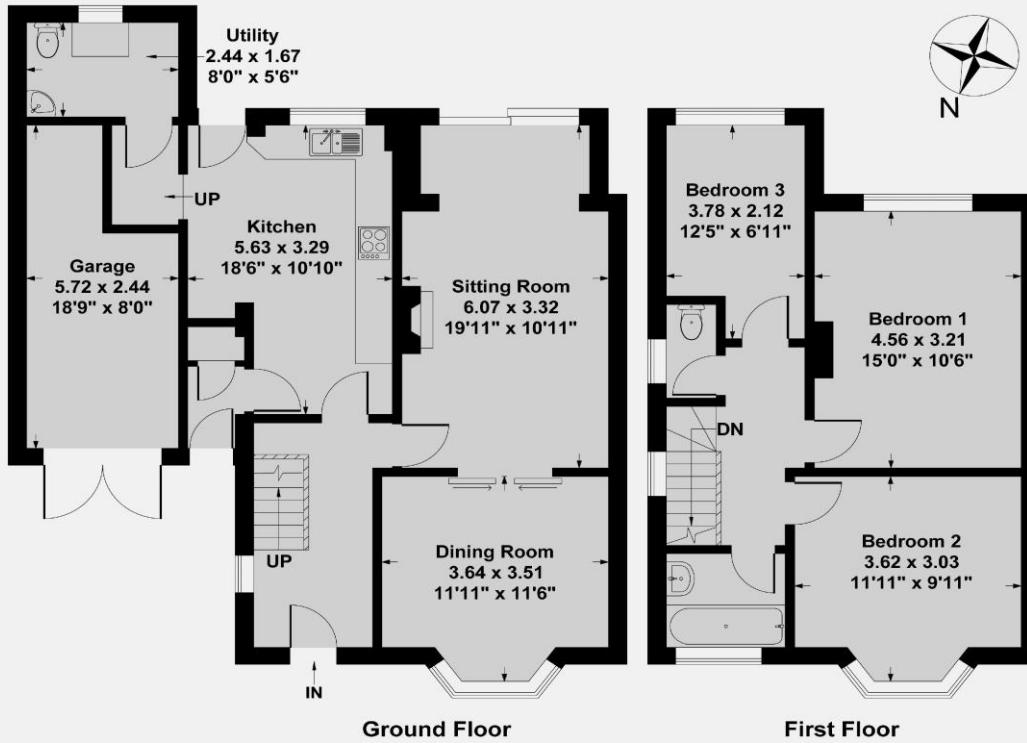
A freehold property.

Viewing Arrangements

Strictly by appointment with Round & Jackson.

Asking Price: £450,000





Ground Floor Approx Area = 65.60 sq m / 706 sq ft

First Floor Approx Area = 48.34 sq m / 520 sq ft

Garage Approx Area = 11.62 sq m / 125 sq ft

Total Area = 125.56 sq m / 1351 sq ft

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

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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



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