



13 Jenkinson Road
Banbury, Oxon, OX16 1JL



ROUND & JACKSON
ESTATE AGENTS





A beautifully presented, two-bedroom, semi-detached house with off-road parking and large rear garden. The property is pleasantly located in a tucked away position within this sought after modern development. Available for sale with no onward chain.

The Property

13 Jenkinson Road, Banbury is a superb, modern home which is located in a delightful, tucked away position within this sought after development. Constructed by Persimmon Homes in 2022, the property is presented in a beautiful condition and has accommodation arranged over two floors. On the ground floor there is an entrance hallway, sitting room, inner hallway, cloakroom/W.C., and a modern kitchen/dining room with double doors leading to the rear garden. On the first floor there is a central landing, two double bedrooms and a modern family bathroom. Outside of the property to the front, there is a garden area which is lawned with established hedgerow and a paved pathway leading to the front door. To the side, there is a tandem driveway which provides off road parking for two – three vehicles. A particular feature to the property is the private and is south/western facing rear garden. It is predominantly laid to lawn with a patio seating area adjoining the house, a gravelled sun trap to the rear, raised flower beds and a useful timber car port for additional off road parking. We have prepared a floor plan to show the room sizes and layout, some of the main features include:

Entrance Hallway

With stairs rising to the first floor and door to the sitting room.

Sitting Room

A spacious reception room with a window to the front aspect and door to the inner hallway.

Inner Hallway

With doors to the cloakroom/W.C., kitchen/dining room and a useful understairs storage cupboard.

Cloakroom/W.C.

Fitted with a W.C., wash hand basin and modern tiled splash backs.

Kitchen/Dining Room

Fitted with a range of modern, shaker style eye level cabinets with base units and drawers and work surfaces over. There is a one and a half bowl sink and draining board, an integrated single oven with a four ring gas hob above and extractor hood over, a window and double doors leading to the rear garden. There is space and plumbing for a free standing washing machine, dishwasher and fridge/freezer. Within the dining area there is ample space for dining furniture.

First Floor Landing

With doors to all first floor accommodation and a hatch to the loft space.

Bedroom One

A good-sized double bedroom with a window to the front and a built-in storage cupboard.

Bedroom Two

A good sized double bedroom with a window to the rear aspect.

Family Bathroom

Fitted with a modern white suite comprising a panelled bath with a shower over, W.C., wash hand basin, heated towel rail, modern tiled splash backs and a window to the side aspect.

Parking

To the side of the house, there is a tandem driveway which provides off road parking. There is gated access to the car port located in the garden for additional parking.



Outside

The property is pleasantly located in a tucked away position within the cul-de-sac and to the front, there is an area of lawned garden, hedgerow and a brick walling to the boundary. The main area of garden is located to the rear and is south/westerly facing. It is predominately laid to lawn with a patio area adjoining the house, a gravelled sun trap to the rear, raised flower beds and features the useful car port.

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 northerly direction via Horsefair and North Bar Street. At the traffic light controlled cross roads, turn left on the Warwick Road, B4100. Follow this road towards the outskirts of the town and at the fifth roundabout turn right onto Dukes Meadow Drive. Turn left at the first roundabout into Nickling Road and after a short distance, take the first left hand turn into Jenkinson Road. Follow the numbering system and bare left, before taking the first left turn after number 7. The property will be found in the right hand corner.

Services

All mains' services connected.

Local Authority

Cherwell District Council. Tax band B.

Viewing Arrangements

By prior arrangement with Round & Jackson.

Service Charge

We understand that there is an annual service charge of £190.00.

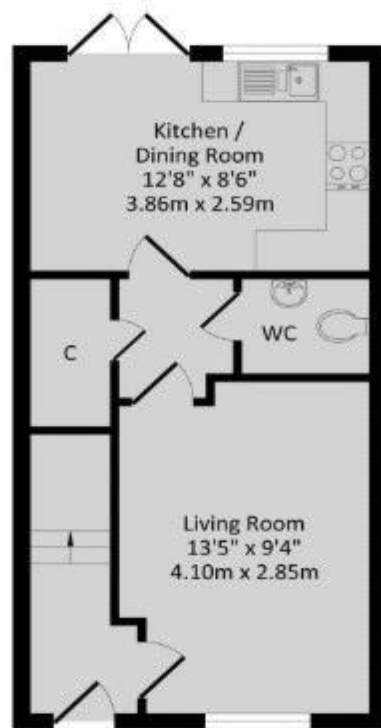
Agents Notes

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: £297,500



Ground Floor
335 sq.ft. (31.10 sq.m.) approx.



First Floor
335 sq.ft. (31.10 sq.m.) approx.



TOTAL APPROX. FLOOR AREA 670 sq.ft. (62.20 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



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