

1 Colville Walk

Banbury, OX16 3NF

ROUND & JACKSON

ESTATE AGENTS













A well presented three bedroom link detached family home with a garage and private garden, pleasantly situated in a quiet cul-de-sac. Conveniently located for Banbury town centre and railway station, the property is offered for sale with no onward chain.

The property

A well presented and spacious three bedroom link detached family home, pleasantly situated in a quiet cul-de-sac with an attractive outlook over a small green area. The property offers well balanced accommodation arranged over two floors, including an entrance hallway, a good sized sitting room, a spacious kitchen diner, conservatory and ground floor WC. To the first floor there are three bedrooms and a family bathroom, together with useful built-in storage and access to a boarded loft space. Outside, there is a private, low maintenance rear garden, a single garage and driveway parking. Colville Walk is conveniently located for Banbury town centre and its many amenities, with the railway station approximately a ten minute walk away. The property is offered for sale with no onward chain. We have prepared a floor plan to show the room sizes and layout, some of the main features include:

Entrance Hallway

A welcoming entrance hallway with stairs rising to the first floor and doors leading into the sitting room and ground floor W.C. There is good quality wood effect flooring.

Sitting Room

A good sized sitting room with a window to the front aspect, continuation of the attractive wood effect flooring from the hallway and glazed double doors leading into the kitchen diner.

W.C

Fitted with a white suite comprising a toilet and wash basin with tiled splash backs. There is a window to the front aspect.

Kitchen Diner

A spacious and versatile room, ideal for family dining and entertaining, fitted with a range of shaker style cabinets with worktops over and tiled splash backs. There is a sink and drainer, an integrated electric oven and microwave, a four ring gas hob with extractor hood over, space and plumbing for a washing machine and space for a freestanding fridge freezer. There is also a wall mounted Viessmann gas fired boiler and a window overlooking the rear garden. The dining area provides plenty of space for a table and chairs, with glazed doors leading into the conservatory.

Conservatory

A useful addition to the property, providing further reception space with wooden flooring and a door leading out into the rear garden.

First Floor Landing

Doors leading to all first floor rooms and a window to the side aspect. There is a large built-in shelved storage cupboard and access to the roof space, which is boarded and benefits from fitted lighting and a loft ladder.

Bedroom One

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

Bedroom Two

A double bedroom with a window overlooking the rear garden.

Bedroom Three

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

Family Bathroom

Fitted with a white suite comprising a panelled bath with mixer shower and separate handheld attachment over, a toilet and wash basin. There are tiled splash backs and a window to the rear aspect.

Garage

A single garage with power and lighting connected and an up and over door opening onto the driveway.





Rear Garden
A private and low maintenance rear garden, attractively arranged with paved and gravelled areas and established shrubs. The garden is fully enclosed, with a wall to one side, an outside tap and gated access leading onto the driveway and garage at the foot of the garden.

Front Garden
To the front of the property there is a pathway leading to a covered entrance porch, with an area of lawn and a gravelled section to the side of the house. The property enjoys a pleasant outlook over a small green area.

Location
Colville Walk is a quiet and pleasant cul-de-sac, conveniently situated for access to Banbury town centre, local amenities and the railway station, which is approximately a ten minute walk away. Banbury offers an excellent range of shopping, leisure and educational facilities, together with rail connections to London Marylebone and Birmingham.

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 via the High Street and continue as it merges into George Street. At the traffic light controlled T junction turn left on to the A4260 and right at the next set of lights on to Bridge Street. Follow the road over the railway bridge as it becomes Middleton Road and take the next left for Waterloo Drive. Continue along Waterloo Drive until it merges onto Wellington Avenue, then take the first right into Colville Walk where the property will be found immediately on your right-hand-side.

Services
All mains services connected. The gas-fired boiler is located in the kitchen.

Local Authority
Cherwell District Council. Tax band C.

Tenure
Freehold property.

Viewing Arrangements
Strictly by appointment with Round & Jackson.

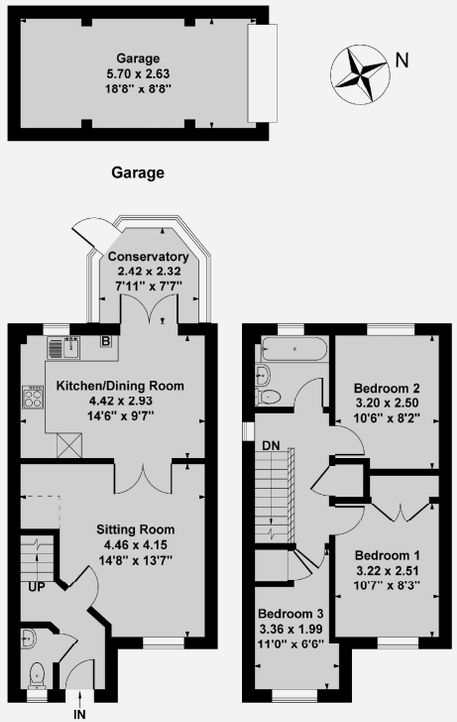
Asking Price: £320,000











Ground Floor Approx Area = 40.55 sq m / 436 sq ft
First Floor Approx Area = 34.80 sq m / 375 sq ft
Garage Approx Area = 14.99 sq m / 161 sq ft
Total Area = 90.34 sq m / 972 sq ft

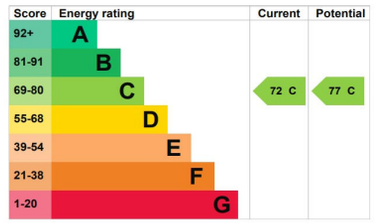
Measurements are approximate, not to scale,
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