



29 Meadow View
Banbury, Oxon, OX16 9SR



ROUND & JACKSON
ESTATE AGENTS





An extended and spacious two bedroom detached bungalow with a private rear garden and located within a quiet cul-de-sac within the popular Cherwell Heights Development. Available for sale with no onward chain.

The Property

29 Meadow View, Banbury is a well presented and spacious detached bungalow which has been extended to the rear. The property is in good order throughout and benefits from a single garage, private rear garden and driveway to the front. The property is located on a quiet cul-de-sac within the popular Cherwell Heights development and come to market with no onward chain. The accommodation is well laid out and comprises of a large kitchen, an inner hallway, two bedrooms, a wet room and sitting room which is semi-open plan to the dining room. Outside of the property there is a paved driveway to the front, a lean to at the side of the house which leads to the single garage. To the rear there is a private and enclosed garden which has a patio seating area adjoining the house, an artificial lawned area and some raised flower beds.

We have prepared a floor plan to show the room sizes and layout, some of the main features include:

Kitchen

A large kitchen which is fitted with a range of cream eye level cabinets with base units and drawers and work surfaces over with tiled splash backs and flooring. There is space and plumbing for a free standing washing machine, an integrated fridge/freezer, dishwasher, double oven with a four ring electric hob and extractor hood over. There is a one and a half bowl sink and draining board with window and main door to the side aspect and door leading to the hallway.

Hallway

With doors to all accommodation and an airing cupboard which houses the gas fired boiler and hot water cylinder.

Bedroom One

A spacious double bedroom with fitted wardrobes and drawers and a window to the front aspect.

Bedroom Two

A good sized single room with a built in wardrobe and window to the front aspect.

Shower Room

A wet room fitted with a mixer shower, W.C. and vanity unit with a window to the side aspect.

Sitting Room

A spacious sitting room with a central gas fire place and is open-plan leading into the rear extension with two windows to the side aspect.

Dining Room

Forming part of a rear extension which was added many years ago, a large bright room with a window and double doors overlooking the rear garden. The room has ample space for dining furniture.

Garage

Located to the rear of the property in the garden, a single garage with an up and over door to the front, personal door to the side and window to the rear. Power and light connected.

Outside

To the front of the property there is a paved driveway and a gravelled area of garden. To the side of the bungalow there is gated access to a lean to which leads to the single garage. To the rear of the property there is a private and enclosed low maintenance garden which has a paved seating area adjoining the bungalow, an area of artificial lawn and raised flower beds. There is a personal door into the garage.

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 into George Street. At the traffic lights turn right into Lower Cherwell Street and then left at the next traffic lights into Swan Close Road. Take the second left turn into Bankside then take the fourth turning on your right into Meadow View. Continue for a short distance where the property will be found 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 D.

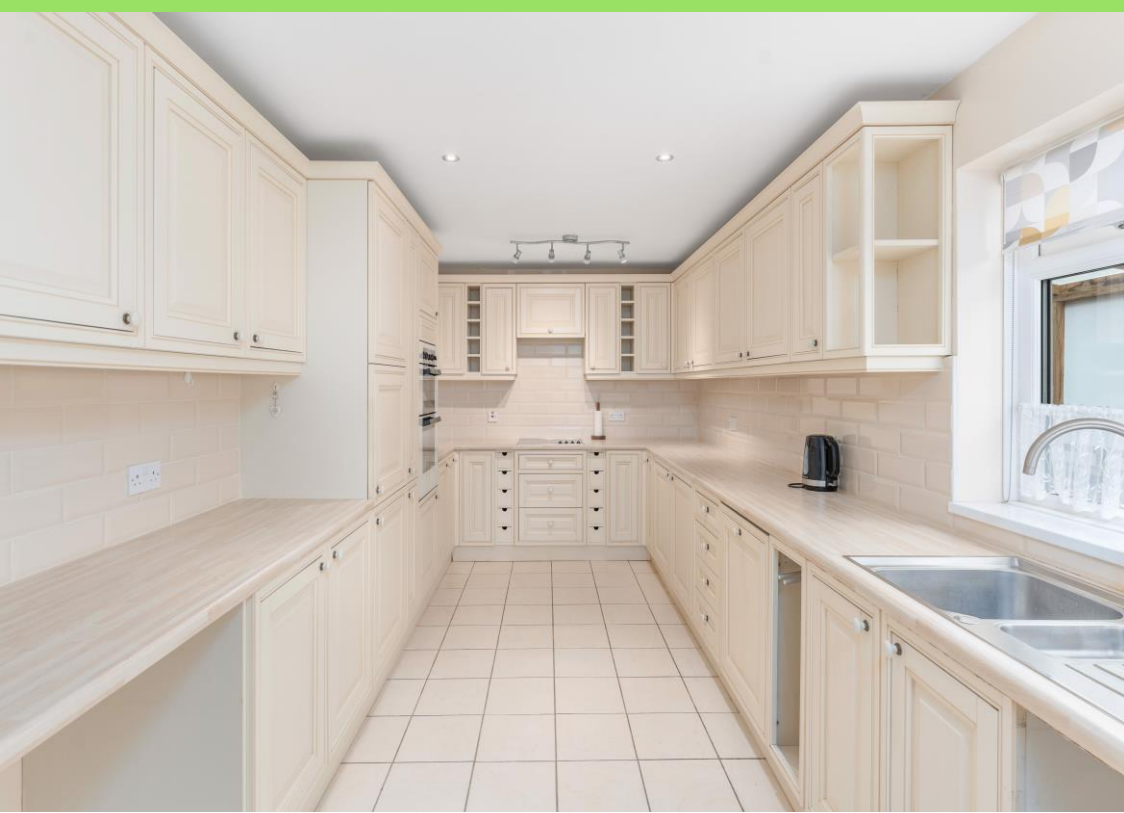
Viewing Arrangements

By prior arrangement with Round & Jackson.

Tenure

A freehold property.

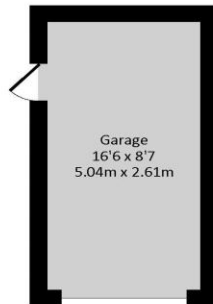
Asking Price: £325,000



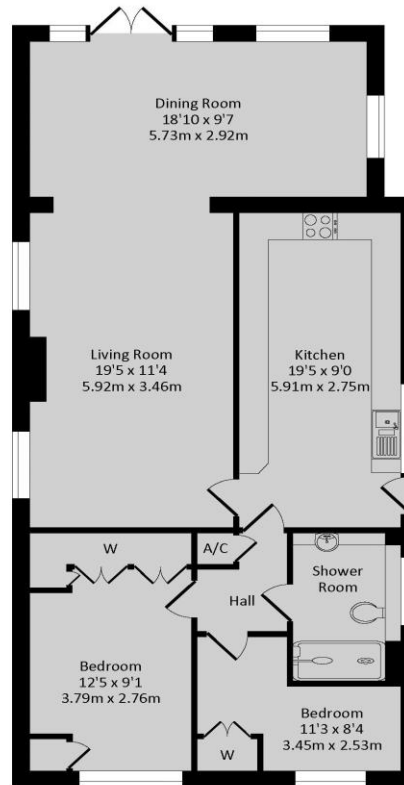


Garden
31'10 x 22'0
9.70m x 6.70m

Garage
Approx. Floor
Area 142 Sq.Ft.
(13.15 Sq.M.)



Ground Floor
Approx. Floor
Area 901 Sq.Ft.
(83.69 Sq.M.)



Total Approx. Floor Area 1042 Sq.Ft. (96.84 Sq.M.)

All items illustrated on this plan are included in the "Total Approx Floor Area"

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. No responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The Services Systems and appliance shown have not been tested and no guarantee as to their operability or efficiency can be given.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	84 B
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.

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