



40 Devon Way
Banbury, Oxon, OX16 1UJ



ROUND & JACKSON
ESTATE AGENTS





A well-presented and spacious three-bedroom terraced house which is pleasantly located on the northern outskirts of Banbury and close to amenities. Available for sale with no onward chain.

The Property

40 Devon Way, Banbury is a well presented and spacious family home which is conveniently located on the Hardwick development on the northern side of town. There are many amenities close by which include primary and secondary schooling, shops and a doctors surgery. The property has accommodation which is arranged over two floors and is well laid out. On the ground floor there is an entrance hallway, boot room, sitting room, kitchen/dining room and a utility room. On the first floor there are three bedrooms and a family bathroom with a separate W.C. There is a private garden located to the rear which is predominantly laid to lawn with a decked seating area. To the front of the property there is a lawned garden area with paved steps leading to the front door. We have prepared a floorplan to show the room sizes and layout. Some of the main features include:

Entrance Hallway

With doors to all ground floor accommodation, storage cupboard, tiled flooring and stairs rising to the first floor.

Sitting Room

A spacious reception room with a window to the rear aspect and a useful storage cupboard.

Boot Room

A useful space with built in cupboards and a window to the front aspect. This was previously a cloakroom W.C. and there is potential to covert back into a W.C.

Kitchen/Dining Room

Fitted with a range of modern eye level cabinets with base units and drawers with work surfaces over and tiled flooring. There is an integrated fridge, freezer and dishwasher, one and a half bowl sink and draining board, space for a single oven and a fitted extractor hood over. Within the dining area there is a fitted table/breakfast bar.

Utility Room

With a continuation of the tiled flooring, there is space and plumbing for a washing machine and fridge/freezer and cabinets. There is a Velux style window to the rear and door leading to the garden.



First Floor Landing

With doors to all first floor accommodation, hatch to the loft space, window to the front aspect and airing cupboard which houses the hot water cylinder.

Bedroom One

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

Bedroom Two

A double bedroom with a window to the rear aspect.

Bedroom Three

A good sized single room with a window to the rear aspect.

W.C.

Fitted with a W.C. and there is a window to the front aspect.

Bathroom

Fitted with a modern suite comprising a panelled bath with a mixer shower over, vanity unit and a window to the front aspect.



Outside

To the front of the property there is a small lawned garden area with paved steps leading to the front door and a useful storage cupboard. To the rear of the property there is a private garden which has a lawned area, decked seating area and a paved pathway leading to the rear of the garden. There are pleasant shrub and hedge borders.

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 and many places of historical interest are within easy reach.

Directions

From Banbury town centre proceed along the Warwick Road and continue out of town for approximately one and a quarter miles. Having passed the Barley Mow Public House, turn right, taking the second exit at the next roundabout onto Highlands. Take the second right hand turn into Sussex Drive and then take your fourth turn on your left in Devon Way. Continue towards the end of the road and park within the communal parking area. Continue on foot and follow the number system for a short distance where number 40 is in the middle of the terrace.

Services

All mains' services are connected.

Local Authority

Cherwell District Council. Tax band B.

Viewing Arrangements

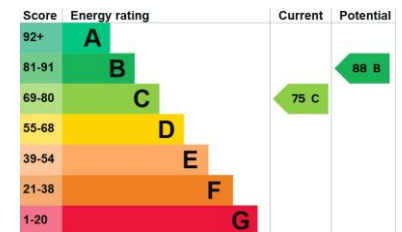
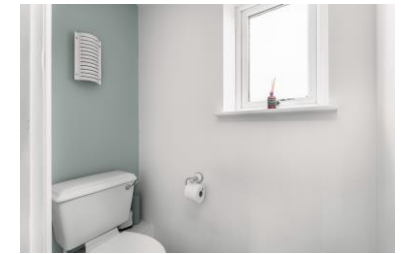
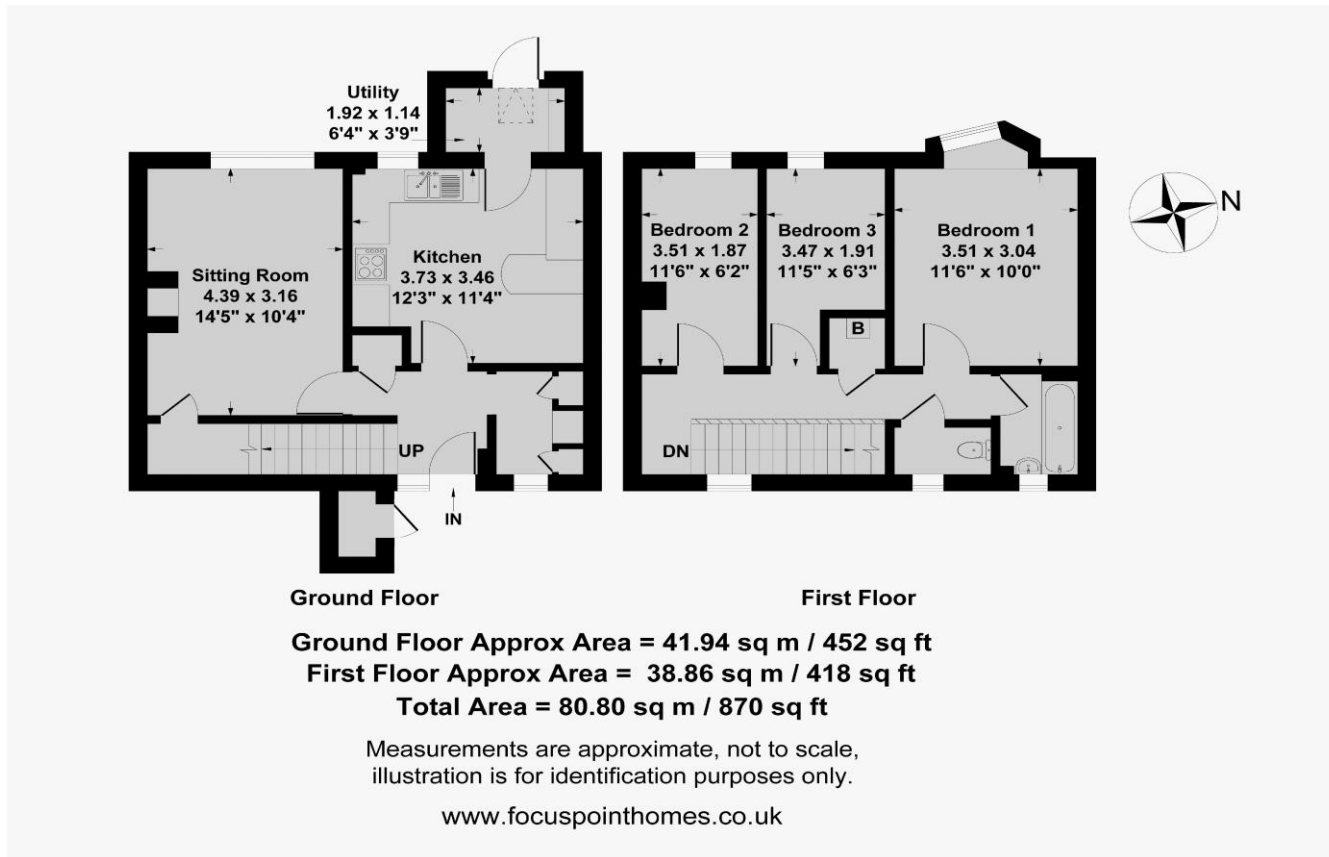
By prior arrangement with Round & Jackson

Tenure

A freehold Property.

Asking Price: £255,000





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