



29 Troika Close
Banbury, Oxon, OX16 1FN



ROUND & JACKSON
ESTATE AGENTS





A very well presented two double bedroom mid-terraced home with a private garden, garage in a nearby block and parking space, ideally situated on the popular north side of Banbury and close to amenities.

The property

An immaculately presented two double bedroom mid-terraced home with a private garden, garage in a nearby block and allocated parking space, ideally situated on the popular north side of Banbury. This deceptively spacious property offers well-proportioned accommodation throughout, including an entrance hall, a modern fitted kitchen and a particularly generous sitting/dining room with ample space for both relaxing and entertaining. To the first floor are two double bedrooms and a stylish re-fitted contemporary bathroom. Outside, the property benefits from a private rear garden, along with a garage located in a block and a parking space directly in front. This superb home would make an ideal first purchase and is conveniently located close to primary and secondary schooling, as well as a wide range of shops and amenities.

Entrance Hallway

A welcoming entrance hall with stairs rising to the first floor and access to the kitchen and sitting/dining room.

Kitchen

A modern fitted kitchen comprising a range of wall and base units with work surfaces over, inset sink and drainer, integrated cooker and hob with extractor over and space for a washing machine. Window to the front.

Sitting/Dining Room

A particularly spacious and well-proportioned sitting/dining room offering ample space for both seating and a dining table. A bright and comfortable room with views and access to the rear garden, ideal for everyday living and entertaining.

First Floor Landing

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

Bedroom One

A generous double bedroom with space for wardrobes and additional furniture, enjoying a pleasant outlook to the rear.



Bedroom Two

A further double bedroom with window to the front aspect, offering versatile space for guests, a home office or nursery.

Bathroom

A stylish re-fitted modern bathroom comprising a bath with shower over, wash hand basin and low level WC, finished with contemporary fittings and modern tiling.

Outside

To the front of the property is a small garden with a pathway and steps leading to the front door. The rear garden is private and mainly laid to lawn with well-stocked borders and a patio area directly adjoining the house, ideal for outdoor seating and entertaining. The property also benefits from a garage located in a nearby block (second from the left) with a parking space directly in 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 (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 the Town 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. Continue along this road and take the fourth turn on your left into Rosedale Avenue. Take the second turn on your left where the property will be found on your left hand side.

Services

All mains services connected.

Local Authority

Cherwell District Council. Tax band C.

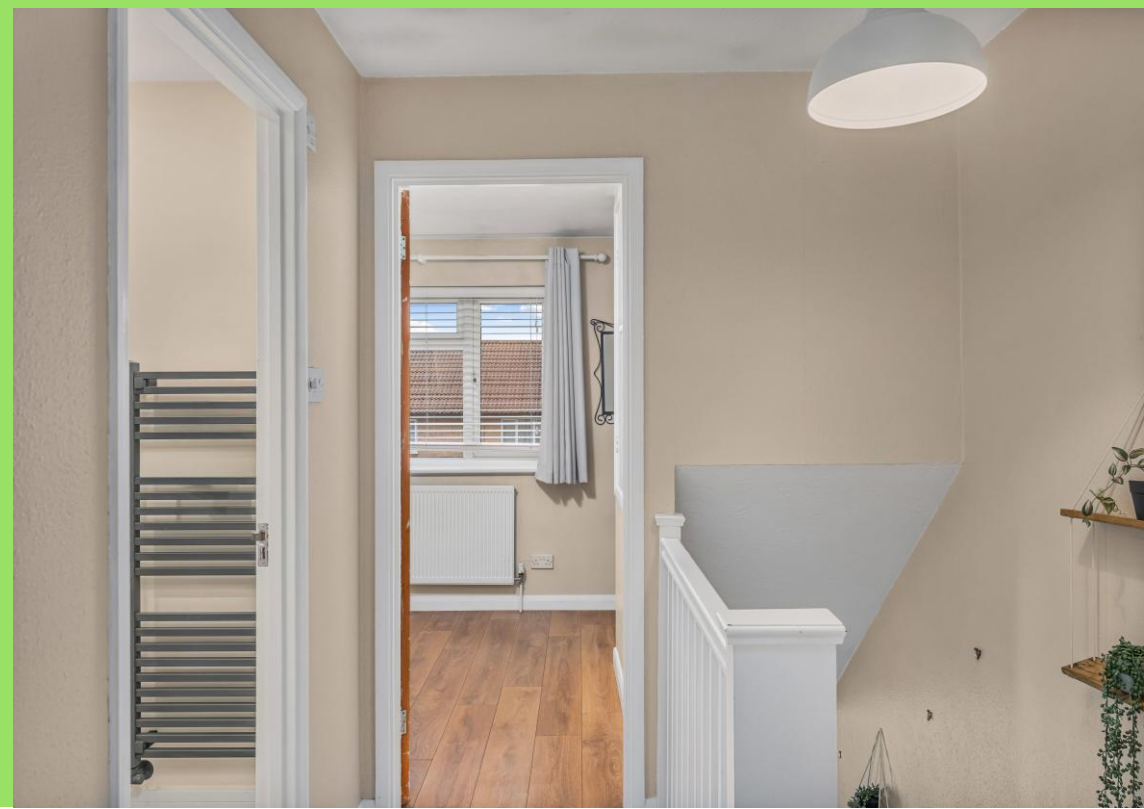
Viewing Arrangements.

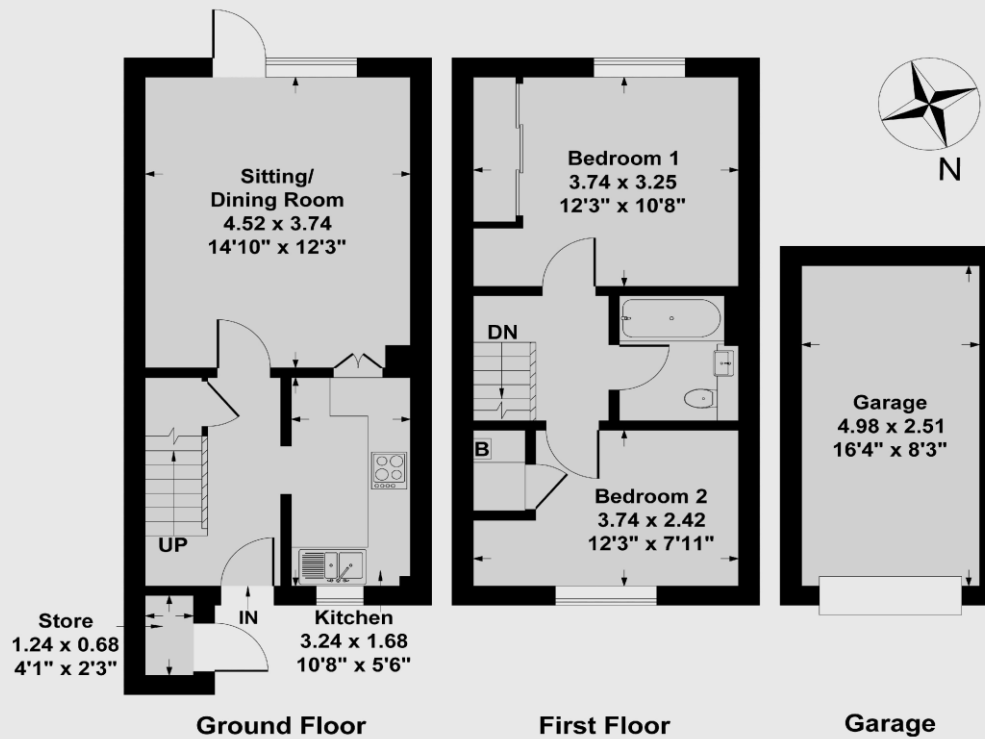
By prior arrangement with Round & Jackson.

Tenure

A freehold property.

Asking Price: £240,000





Ground Floor Approx Area = 30.52 sq m / 329 sq ft
First Floor Approx Area = 29.58 sq m / 318 sq ft
Garage Approx Area = 12.50 sq m / 135 sq ft
Total Area = 72.60 sq m / 782 sq ft

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

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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