



9 Gilkes Yard
Banbury, Oxon, OX16 9GF



ROUND & JACKSON
ESTATE AGENTS





A very well presented two-bedroom semi-detached house with off road parking and a pleasant rear garden conveniently located close to the town centre.

The Property

9 Gilkes Yard, Banbury is a superb two bedroom, semi-detached house with off road parking and a large rear garden which is conveniently located close to the town centre. The accommodation is spacious and is arranged over two floors with an entrance hallway, modern kitchen and a large sitting/dining room on the ground floor. 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 lawned garden area with driveway providing parking for two vehicles. The main area of garden is located to the rear and is predominantly laid to lawn with a spacious patio seating area adjoining the house and to the side.

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, a storage cupboard and doors to ground floor accommodation.

Kitchen

Fitted with a range of modern eye level cabinets with base units and drawers with work surfaces over and tiled splash backs. There is space and plumbing for a free standing washing machine, fridge/freezer and oven, an inset sink and draining board with a window to the front aspect.

Sitting/Dining Room

A large reception room with ample space for a range of furniture, a useful understairs storage cupboard and window and double doors leading to the rear garden.

First Floor Landing

Hatch to loft space, doors to all first floor accommodation and the airing cupboard which houses the boiler.



Bedroom One

A large double bedroom with three built in wardrobes and a window to the front aspect.

Bedroom Two

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

Family Bathroom

Re-fitted in 2025, this modern bathroom is fitted with a white suite comprising a panelled bath with a mixer shower over, W.C., wash hand basin and heated towel rail with attractive tiled splash backs and a window to the side aspect.

Outside

To the front of the property there is a small lawned garden area and a paved pathway leading to the front door and the side access. There is a driveway which provides off road parking for two vehicles to the right of the property. The main area of garden is located to the rear and is predominantly laid to lawn with a large patio seating area adjoining the property and to the side and established 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 (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 in a westerly direction via West Bar Street and continue into the Broughton Road. Continue past the College and the turn for Bath Road on the right. Gilkes Yard will be found on your right after around 100 yards. Follow the road and bear right where the property will be found on your left-hand side at the end of the cul-de-sac.



Services

All mains services connected. The gas fired boiler is located in the airing cupboard and was fitted in 2023.

Local Authority

Cherwell District Council. Tax band C.

Tenure

A freehold property.

Viewing Arrangements

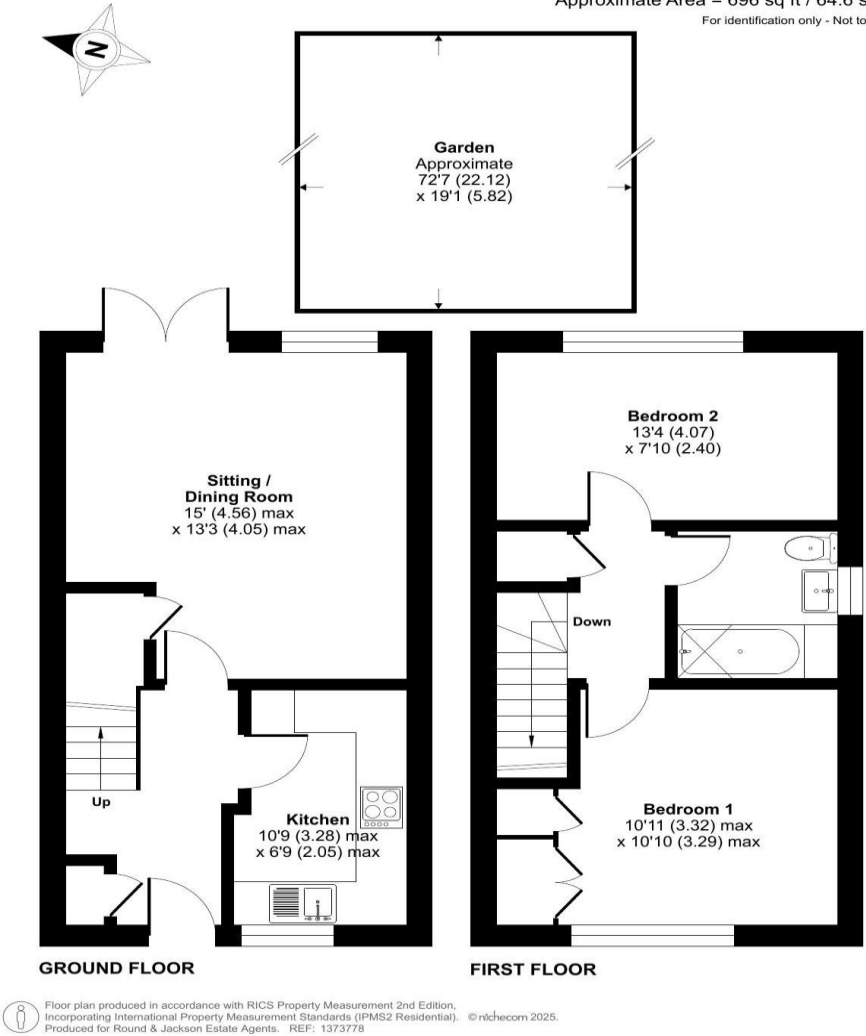
By Prior arrangement with Round & Jackson.

Asking Price: **£268,000**



Gilkes Yard, Banbury, OX16

Approximate Area = 696 sq ft / 64.6 sq m
For identification only - Not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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