



35 Lidsey Road
Banbury, Oxon, OX16 0ND



ROUND & JACKSON
ESTATE AGENTS





An extended and well presented four bedroom semi-detached house with a side annexe and a very large garden room, located close to amenities.

The property

35 Lidsey Road, Banbury is a greatly extended four bedroom semi-detached house which is conveniently located just outside of the town centre and close to a wide range of amenities. On the ground floor there is an entrance hallway, a sitting room with a feature media wall, a large kitchen/dining room and a studio room/annex with a shower room. On the first floor there are four bedrooms and a modern family bathroom. There is a driveway to the front and a landscaped garden to the rear. At the foot of the garden there is a large garden room which is ideal for entertaining and could be used as a workshop or home office. We have prepared a floorplan to show the room sizes and layout. Some of the main features include:

Entrance Porch

Accessed via the front drive with doors to the annex and hallway.

Hallway

Stairs to the first floor, door to sitting room.

Annex

A large vaulted room with ample space for a range of furniture, a kitchenette and a door to the rear garden. There is also a shower room with wash hand basin and WC.

Sitting Room

A spacious reception room with a window to the front and a recently installed media wall with shelving and storage.

Kitchen/Dining Room

A large open plan room with space for a table and chairs and double doors to the garden. Fitted with modern eye level cabinets and base units and drawers. Sink and drainer, range cooker with extractor, integrated dishwasher, space for fridge-freezer and washing machine.

First Floor Landing

A central landing with doors to all first floor accommodation.

Bedroom One

A double room with a window to the front and a range of built in wardrobes.

Bedroom Two

A double room with a window to the rear.

Bedroom Three

A double room with a window to the rear.

Bedroom Four

A good sized room with a window to the front.

Family Bathroom

Panelled bath, single shower cubicle, wash hand basin and low level WC.



Outside

To the front of the property there is a driveway which provides parking for two - three vehicles. Gated side access to rear. There is a large landscaped garden to the rear which is laid to lawn and has a large patio adjoining the house. At the foot of the garden there is a large garden room measuring 19ft x 17'7 which is ideal for entertaining and has a bar and cloakroom. This could be used as a home office or workshop.

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.

Asking Price £385,000



Directions

From Banbury Cross proceed in a westerly direction via West Bar Street and continue into the Broughton Road. Turn right at the roundabout into Woodgreen Avenue then take the third left into Edmunds Road. Take the third left into Lidsey Road and continue straight ahead where the property will be seen in front of you.

Services

All mains services connected.

Local Authority

Cherwell District Council. Tax band B.

Viewing Arrangements

Strictly by prior arrangement with Round & Jackson

Tenure

A freehold property

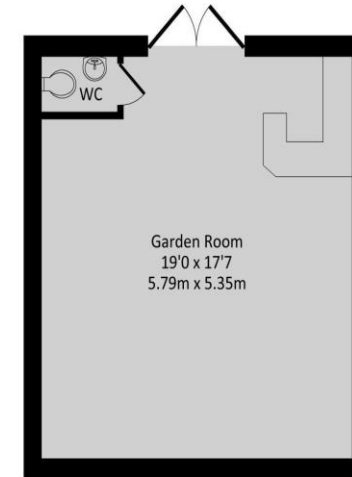
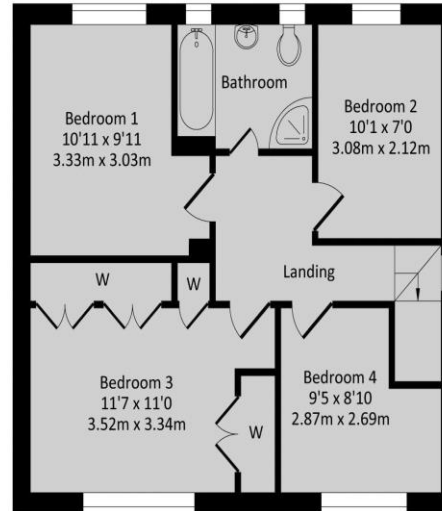


Ground Floor
Approx. Floor
Area 777 Sq.Ft.
(72.20 Sq.M.)



First Floor
Approx. Floor
Area 513 Sq.Ft.
(47.70 Sq.M.)

Outbuilding
Approx. Floor
Area 334 Sq.Ft.
(31.0 Sq.M.)



Total Approx. Floor Area 1624 Sq.Ft. (150.90 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.



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