



67 Bourton Road
Banbury, Oxon, OX16 2DD



ROUND & JACKSON
ESTATE AGENTS





A modern and well presented four-bedroom home with spacious accommodation over three floors with off-road car parking which is located on a well-regarded development on the northern side of town.

The Property

67 Bourton Road, Banbury is a beautifully presented, four bedroom, terraced family home which is pleasantly located on this modern development on the northern side of town. The accommodation is arranged over three floors and is well laid out with an entrance hallway, kitchen/dining room and sitting room on the ground floor. The first floor comprises three bedrooms and a family bathroom and the second floor provides a large master bedroom with an en-suite shower room. Outside of the property to the front there are two allocated parking spaces and a small garden area with established shrubs. To the rear there is an enclosed garden which is predominantly laid to lawn with a paved pathway leading to the patio seating area and gated access.

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

Entrance Hallway

A spacious hallway with stairs rising to the first floor, tiled flooring, an under stairs cupboard and doors leading into all ground floor rooms.

Kitchen/Dining Room

Fitted with a range of modern eye level cabinets, base units and drawers with work surfaces over, a continuation of the tiled flooring, and a stainless steel one and half bowl sink with drainer. There is an integrated fridge/freezer, slimline dish washer, washing machine, integrated oven with four ring gas hob above and extractor hood over. The room benefits from ample space for dining furniture and a sash window to the front aspect.

Cloakroom/W.C.

Fitted with a modern white suite comprising toilet and wash basin and tiled flooring.

Sitting Room

A very pleasant and bright room with French doors leading into the rear garden.

First Floor Landing

Doors to all first-floor rooms and cupboard housing the hot water tank.

Bedroom Two

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

Bedroom Three

A good-sized double bedroom with a sash window to the front aspect.

Bedroom Four

A single room with a sash window to the rear aspect.

Family Bathroom

Fitted with a modern suite comprising a panelled bath with a shower over, W.C., wash hand basin, vanity unit, heated towel rail, tiled splash backs and flooring with a sash window to the front aspect.

Second Floor Landing

Door leading into the master bedroom and large cupboard housing the gas fired boiler.

Master Bedroom

A particular feature of this property, a very spacious top floor master bedroom with a sash window to the front aspect and door leading into the en-suite shower room.

En-Suite

Fitted with a modern suite comprising a double shower cubicle, wash hand basin, W.C., heated towel rail and a Velux style window to the rear aspect. Tiled flooring and splash backs.



Outside

To the front of the property there are two allocated parking spaces, a small garden area with established hedges and a paved path to the front door. To the rear of the property there is an enclosed and private garden which is predominantly laid to lawn with a paved path leading to the patio seating area and gated access. adjacent to the plant and shrub border.

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 northerly direction on the A361 Horsefair/North Bar Street. Continue straight ahead at the traffic light controlled crossroads staying on the A361 Southam Road. Take the second exit at the roundabout sign posted for Southam on the A423. Go straight ahead at the next roundabout and continue for approximately 1/2 mile and turn right for Bourton Road. Follow the numbering system and the property will be found on your left hand side after a short distance.



Services

All mains' services connected.

Local Authority

Cherwell District Council. Tax band D.

Viewing arrangements

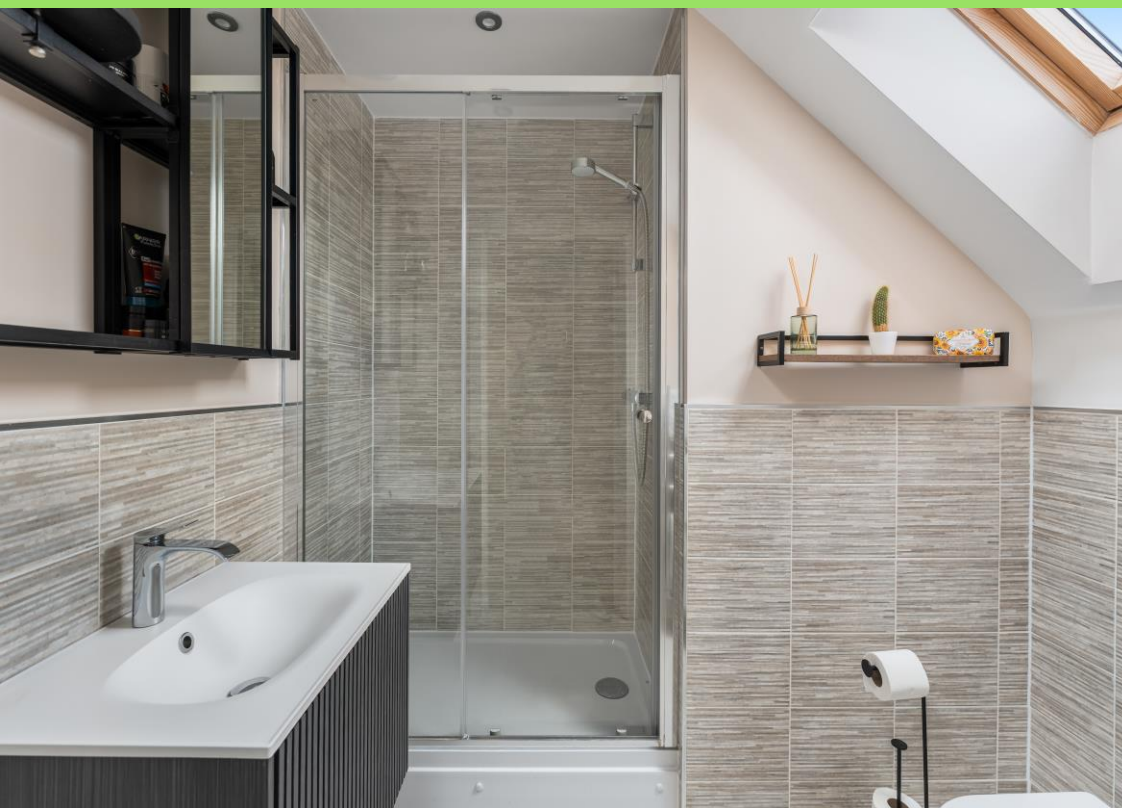
Strictly by prior arrangement with Round & Jackson.

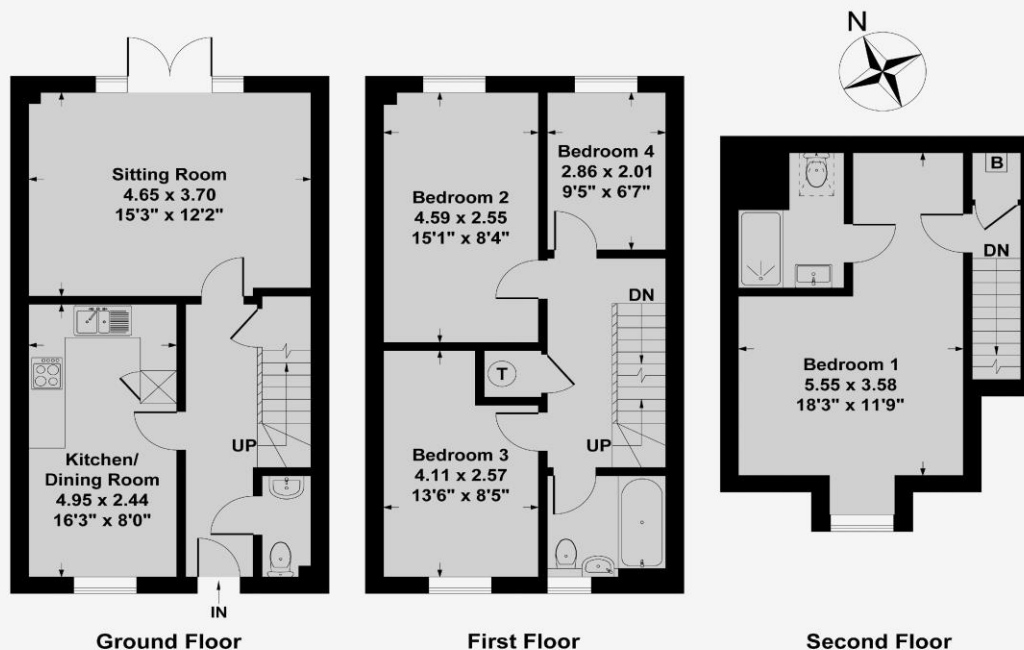
Agents Note

In line with current Anti-Money Laundering regulations, all buyers are required to complete identity and Anti-Money Laundering checks before we are able to mark a property as Sold Subject to Contract.

There is an annual service charge of £115.47.

Asking Price: £360,000





Ground Floor Approx Area = 40.92 sq m / 440 sq ft
 First Floor Approx Area = 40.92 sq m / 440 sq ft
 Second Floor Approx Area = 26.38 sq m / 284 sq ft
 Total Area = 108.22 sq m / 1164 sq ft

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

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