



23 Western Crescent
Banbury



ROUND & JACKSON
ESTATE AGENTS



23 Western Crescent

Banbury, OX16 9BX

£250,000

A good sized three bedroom semi detached home in need of modernisation and located on this very popular road within walking distance of the train station and town centre. No onward chain.

The Property

23 Western Crescent, Banbury is a good sized three bedroom semi detached family home which is set back from the road with a private rear garden and the property is located on a quiet road and within easy walking distance of the train station and town centre. The property requires modernisation throughout and benefits from having two really useful brick built storage sheds adjoining the house. The living accommodation is arranged over two floors and is well laid out. On the ground floor there is an entrance hallway, W>C, sitting room, dining room and kitchen. There is a covered lobby area to the side giving access into two useful brick built stores. On the first floor there is a landing, three bedrooms and a bathroom. Outside to the rear there is a private and very pleasant lawned garden with a pretty tree lined backdrop beyond and to the front there are established planted borders. We have prepared a floor plan to show the room sizes and layout, some of the main features include:

Entrance Porch

Accessed via a sliding door with internal door leading into the hallway.

Entrance Hallway

Stairs rising to the first floor, window to the side aspect and doors leading into the sitting room, kitchen and W.C.

W.C

Situated beneath the stairs and fitted with a toilet with vinyl flooring throughout and there is a window to the side aspect.

Sitting Room

A good sized, bright and airy sitting room with a window to the front aspect and a door leading into the dining room.

Dining Room

A good sized room with a window to the rear aspect and doors leading into the kitchen and sitting room. There is potential to remove the wall between the kitchen and dining room. Any potential buyers should seek advice from a structural engineer and would require building regulations.

Kitchen

Fitted with a range of wooden cabinets with worktops over and tiled splash backs. There is a window to the rear and a door leading into the side lobby area. There is an inset sink with drainer, space and plumbing for a washing machine and a wall mounted gas fired boiler.

Side Lobby

A really useful covered area which gives access to the front and rear gardens and also access to two really useful, brick built storage cupboards with power and lighting. The larger of the two also has a window to the rear aspect and could be reconfigured into a utility room.

First Floor Landing

Doors leading to all the first floor rooms with a window to the side aspect. Large built-in shelved cupboard and a loft hatch providing access to the roof space.



Three Bedrooms

Bedroom one is a large double bedroom with a window to the front aspect. Bedroom two is a good sized double bedroom with a built-in shelved storage cupboard and a window to the rear aspect. Bedroom three is a single bedroom with a window to the front aspect and a built-in shelved storage cupboard.

Bathroom

Fitted with a white suite comprising a panelled bath and wash basin. There are tiled splash backs and there is a window to the rear aspect with vinyl flooring fitted throughout.

Outside

To the rear of the property there is a paved area adjoining the house with an outside tap fitted. From here there are steps down onto a private lawned garden with established plant and shrub borders and there is a pleasant tree lined backdrop in the distance. There is a further hard standing area at the foot of the garden ready for a shed. To the front of the property there is a paved and gravelled area with retaining wall where there is a well stocked shrub border and gated access to the side lobby area,

Directions

From Banbury Cross proceed southwards via South bar Street and into the Oxford Road. Continue for approximately half a mile then turn immediately after the Horton hospital into Hightown road. Western Crescent will be found as the third turn on your right. Number 23 will be found on your left after a short distance.

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.

Services

All mains services connected. The gas fired boiler is in the kitchen.

Local Authority

Cherwell District Council. Tax band B.

Viewing arrangements

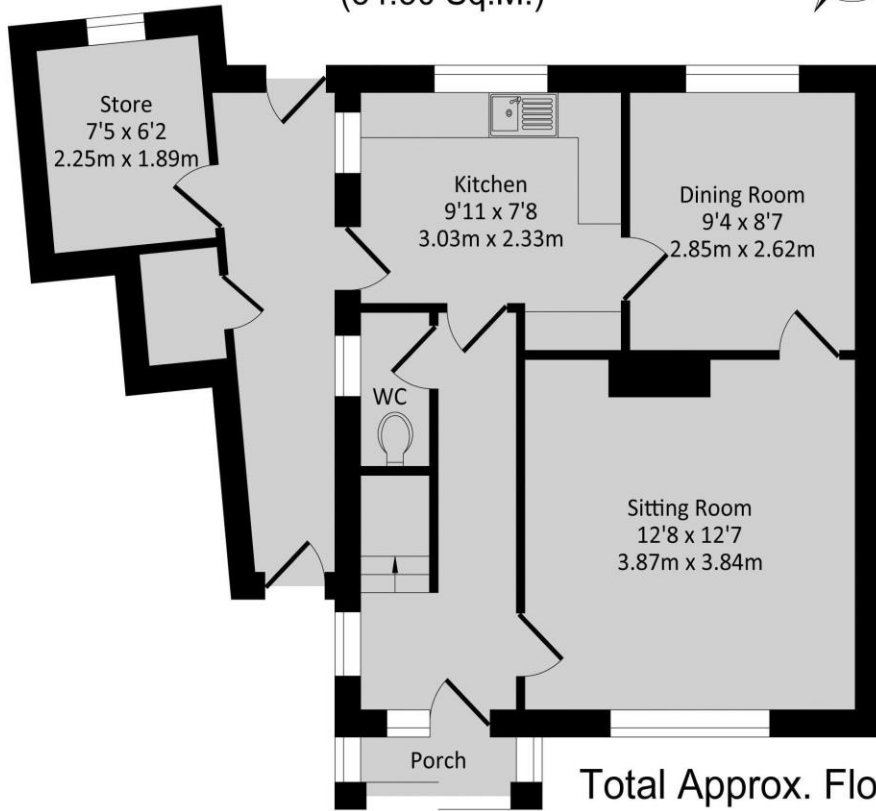
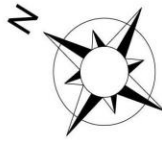
Strictly by prior arrangement with Round & Jackson.

Tenure

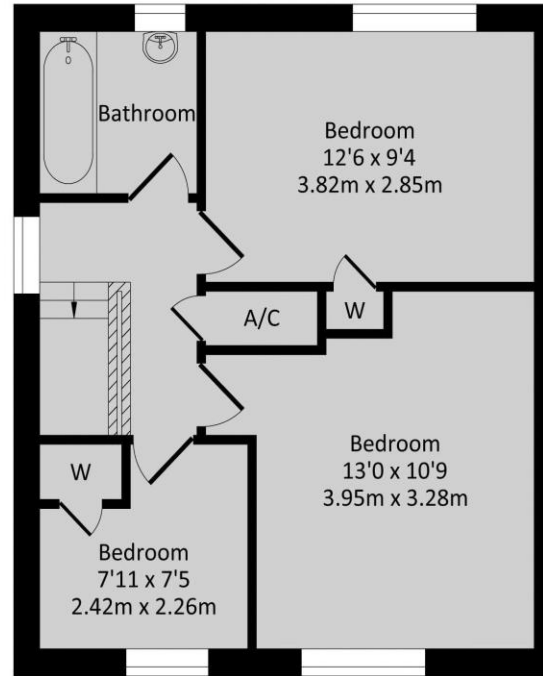
A freehold property



Ground Floor
 Approx. Floor Area 584 Sq.Ft.
 (54.30 Sq.M.)



First Floor
 Approx. Floor Area 422 Sq.Ft.
 (39.20 Sq.M.)



Total Approx. Floor Area 1006 Sq.Ft. (93.50 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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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