



Willoughby Road  
Banbury



**ROUND & JACKSON**  
ESTATE AGENTS



# 4 Willoughby Road

Banbury, Oxon, OX16 9DZ

£320,000

A well presented and extended two bedroom semi-detached bungalow with off road car parking and single garage located within this pleasant cul-de-sac on the popular Timms Estate on the south side of town. Available for sale with no onward chain.

## The Property

4 Willoughby Road, Banbury is a well presented and extended two bedroom semi-detached bungalow located on this popular residential area on the south side of town. The property is offered in good order and comprises an entrance hall, a sitting room, two double bedrooms, a shower room, kitchen, small conservatory and a spacious sitting/dining room. Outside there is a beautifully presented and enclosed rear garden and driveway to the front of the property. There is a detached single garage which has power and lighting.

We have prepared a floorplan to show the room sizes and layout, some of the main features include;

## Entrance Hallway

Doors to all accommodation, wood effect flooring and hatch to loft space.

## Sitting Room/Diner

A spacious reception room with a continuation of the wood effect flooring and a central fireplace. The dining area forms part of the rear extension which has ample space for dining furniture and double doors leading to the rear garden.

## Kitchen

Fitted with a work surface with space and plumbing for a washing machine and slim line dishwasher beneath, inset sink and draining board, fitted cupboard, serving hatch into the sitting room/diner, space and free standing oven, fridge and fridge freezer. There are two windows to the side aspect and a door to;

## Conservatory

With tiled flooring and doors to the side and rear of the property.

## Bedroom One

A spacious and light double bedroom with wood effect flooring, built in wardrobes and dual aspect windows to the front and side.

## Bedroom Two

A good sized double room with a window to the front aspect.

## Shower Room

Fitted with a white suite comprising a double shower cubicle, a toilet and vanity unit. There are tiled splash backs, a wall mounted heated towel rail, window to the side aspect and airing cupboard which houses the hot water cylinder.



### Garage

A single garage with up and over door and personal door to the side which can be accessed from the rear garden. Power and light connected.

### Outside

To the front of the property there is a large block paved driveway providing off road parking with well stocked flower and shrub beds. There is access to the side of the property which will lead to the single garage. To the rear of the property is a beautifully presented garden which has been very well cared for over the years. There is an artificial lawn area, well stocked flower and shrub beds and decked seating area adjoining the house. A patio pathway leads to a gravelled area to the foot of the garden.

### Directions

From Banbury Cross proceed south via South Bar Street and continue into the Oxford Road. Having passed Sainsbury's supermarket take the next right hand turn into Grange Road then take the left hand turn into Timms Road. Continue to the end of the road and turn left onto St Annes Road. Willoughby Road will be found as the next road on your right and number 11 will be found on the right hand side.

### 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 located in the kitchen.

### Local authority

Cherwell District Council. Tax band C.

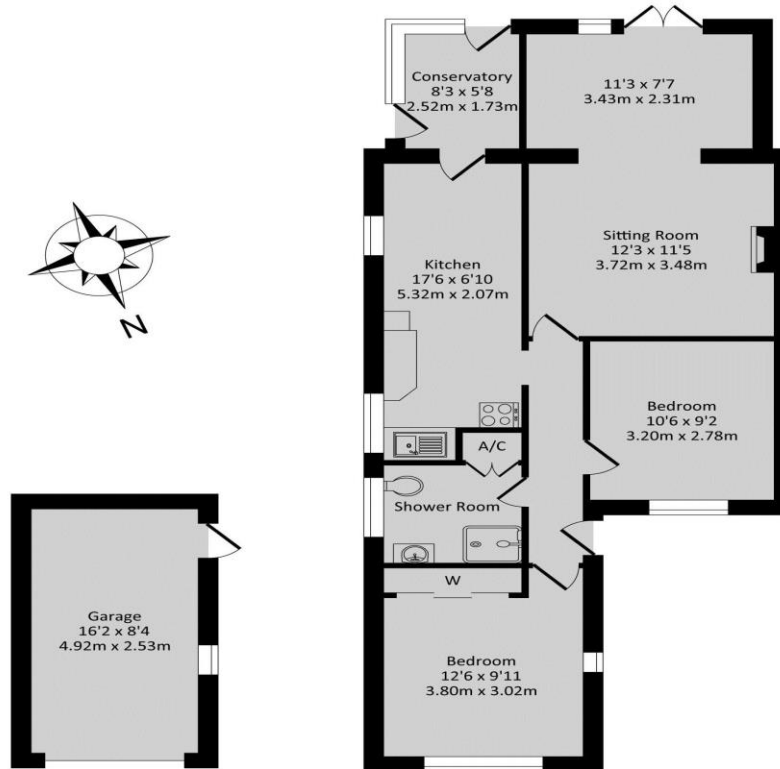
### Viewings

By prior arrangement with Round & Jackson.



Garage  
Approx. Floor  
Area 133 Sq.Ft.  
(12.40 Sq.M.)

Ground Floor  
Approx. Floor  
Area 747 Sq.Ft.  
(69.40 Sq.M.)



**Total Approx. Floor Area 880 Sq.Ft. (81.80 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		86 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

The Office, Oxford Road, Banbury, Oxon, OX16 9XA  
T: 01295 279953 E: office@roundandjackson.co.uk  
www.roundandjackson.co.uk



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