



26 Edinburgh Close
Banbury



ROUND & JACKSON
ESTATE AGENTS



26 Edinburgh Close

Banbury, Oxon, OX16 0NY

£280,000

A spacious four bedroom semi detached house with off road car parking and a large rear garden located close to local schooling, shops and a wide range of amenities. Available for sale with no onward chain.

The Property

26 Edinburgh Close, Banbury is a spacious four bedroom semi detached house which is conveniently located close to local schooling and a wide range of amenities. The accommodation is arranged over two floors and on the ground floor there is an entrance porch and hallway, sitting room, dining room, kitchen and conservatory/lean to. On the first floor there are four bedrooms and a family bathroom. Outside to the front there is a driveway with space for two vehicles and a path to the side of the house leading to the rear. A particular feature is the large rear garden which extends to approximately 150 feet in length and is predominantly laid to lawn.

We have prepared a floorplan to show the room sizes and layout. Some of the main features include:

Entrance Hallway

Accessed via a small front porch, a spacious hallway with stairs leading to the first floor, an understairs storage cupboard and doors to the living room and dining room.

Sitting Room

A large reception room with a central electric fireplace and a window to the front aspect.

Dining Room

A useful additional reception room with doors to the kitchen and conservatory/lean to.

Conservatory/Lean To

This has been part of the property for many years and is now in need of refurbishing or replacing. Sliding door leading into the garden.

Kitchen

Fitted with a range of eye level cabinets with base units and drawers and work surfaces over and tiled splash backs. There a one and half bowl sink and draining board, a four ring gas hob with extractor hood above and integrated single oven. Space for a free standing fridge/freezer and an open doorway to a utility area giving access to the rear garden.

First Floor Landing

A central landing with hatch to loft space and doors to all first floor accommodation.

Master Bedroom

A large double bedroom with a built in wardrobe, cupboard which houses the hot water cylinder and a window to the front aspect.

Bedroom Two

A double room with a built in double wardrobe and a window to the rear aspect.

Bedroom Three

A large single bedroom with a window to the rear aspect.

Bedroom Four

A single bedroom with a window to the front aspect.



Family Bathroom

Fitted with a modern white suite comprising a W.C., wash hand basin and panelled bath with shower over. There is a heated towel rail, tiled splash backs and a windows to the rear aspect.

Outside

To the front of the property there is a driveway which provides parking for two vehicles. The main area of garden is located to the rear which extends to approximately 150 feet in length and is predominantly laid to lawn with a patio seating area adjoining the house and a raised decked seating area further down the garden. There are established trees and hedges which provide a good level of privacy.

Directions

From Banbury Cross proceed in a westerly direction via West Bar Street and continue into the Broughton Road. Continue and turn right at the roundabout into Woodgreen Avenue then turn left onto Bretch Hill. Continue on this road where Edinburgh Way will be seen as a turning on your left opposite the Bradley Arcade shops. Continue on Edinburgh Way for approximately 500 metres before turning left into Edinburgh Close. Follow the numbering system and number 26 will be found after a short distance on your 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 (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.

Services

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

Local Authority

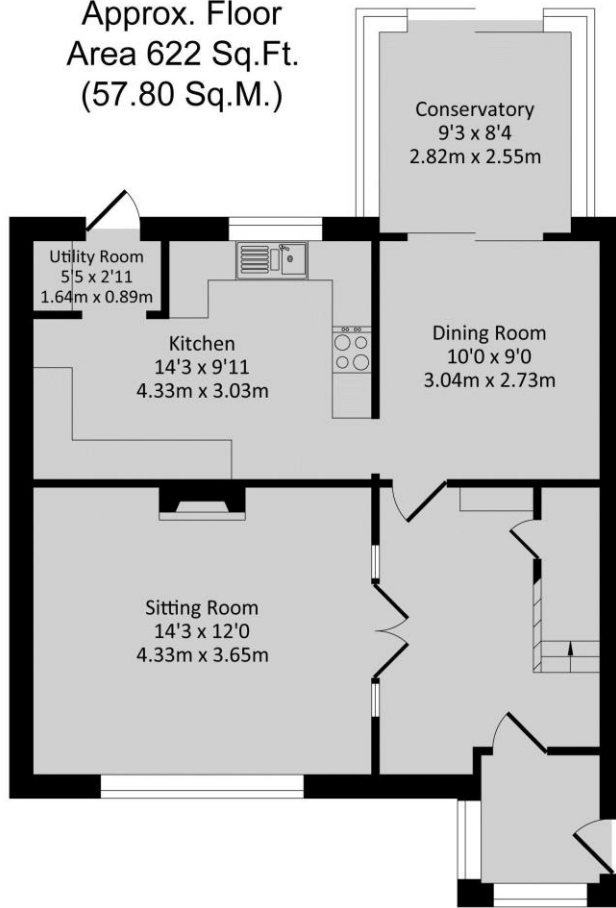
Cherwell District Council. Tax band B.

Viewing arrangements

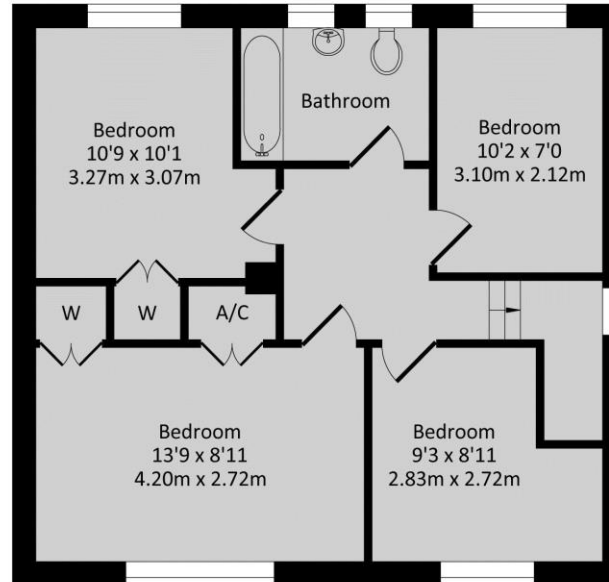
Strictly by prior arrangement with Round & Jackson



Ground Floor
Approx. Floor Area 622 Sq.Ft.
(57.80 Sq.M.)



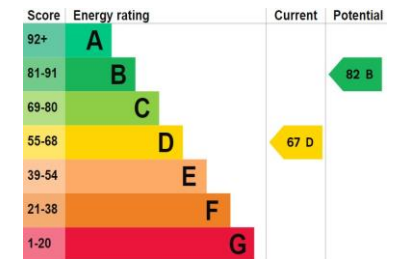
First Floor
Approx. Floor Area 529 Sq.Ft.
(49.20 Sq.M.)



Total Approx. Floor Area 1151 Sq.Ft. (107.0 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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