



Denchfield Road
Banbury



ROUND & JACKSON
ESTATE AGENTS



8 Denchfield Road

Banbury, OX16 9EB

£330,000

An extended and very well presented two bedroom semi-detached bungalow which sits on a corner plot within the popular Timms Estate on the south side of town. No onward chain.

The Property

8 Denchfield Road, Banbury is a very well presented two bedroom, semi-detached bungalow which has been extended to create a larger kitchen/diner. The property sits on a favourable corner plot and has pretty gardens on three sides and there is driveway parking for one vehicle. The Timms Estate is a popular development on the south side of town and is close to local shops, amenities and the Horton Hospital. The living accommodation is arranged over ground floor level and is well laid out. There is an entrance porch, spacious hallway, sitting room, large kitchen/breakfast room, two good size bedrooms and a bathroom. Outside there are lawned gardens surrounding the property with pretty plant beds and a low wall and the rear garden is low maintenance with artificial grass and paving. There is a summerhouse and wooden outbuilding and there is driveway parking. We have prepared a floor plan to show the room sizes and layout, some of the main features include:

Entrance Porch

A small, but very useful porch with tiled flooring and a door leading into the hallway.

Hallway

A spacious hallway with doors leading to all rooms and there is access to the roof space.

Sitting Room

A nice size sitting room with a large window to the front aspect and a central stone fireplace with an inset, coal effect gas fire fitted.

Kitchen/Breakfast Room

Forming part of a rear extension from around 2013. A spacious and very bright room with a window and double doors leading into the garden. The kitchen is fitted with a range of modern, white gloss cabinets with worktops over and tiled splash backs. There is an integrated dishwasher, a tumble dryer, a freezer, along with an integrated electric oven, four ring gas hob and extractor hood. There is space for a free-standing fridge freezer and space and plumbing for a washing machine. There is a useful, built-in shelved storage cupboard. The kitchen has space for a table and chairs and there is a wall mounted Worcester Bosch gas fired boiler for the heating and hot water system.

Bedroom One

A good size double bedroom with a large window to the front aspect.

Bedroom Two

A very bright and airy double bedroom with dual aspect windows to the front and side.

Bathroom

Fitted with a white suite comprising a panelled bath with a Mira electric shower, a toilet and a wash basin. There is attractive floor to ceiling tiling, a heated towel rail and there is a window to the rear aspect. There is a built-in shelved cupboard which houses the hot water tank.



Outside

To the rear of the property there is a low maintenance, paved area with an artificial lawned section. There is gated access to the driveway and a wooden summerhouse with a further, useful wooden storage shed adjoining the bungalow and an outside tap is fitted. To the front of the property there is a pleasant and very well kept walled garden. The pretty garden wraps around two sides of the property with lawned areas and well stocked planted borders. There is a driveway which provides off-road parking for one vehicle.

Directions

From Banbury Cross proceed southwards via South Bar Street and continue into the Oxford Road. Head out of the town and past Sainsbury's supermarket then take the next right into Grange Road. Take the only left hand turn into Timms Road and then the second left hand turn into Lenton Road. At the T-Junction turn left and Number 8 will be found immediately on your left.

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.

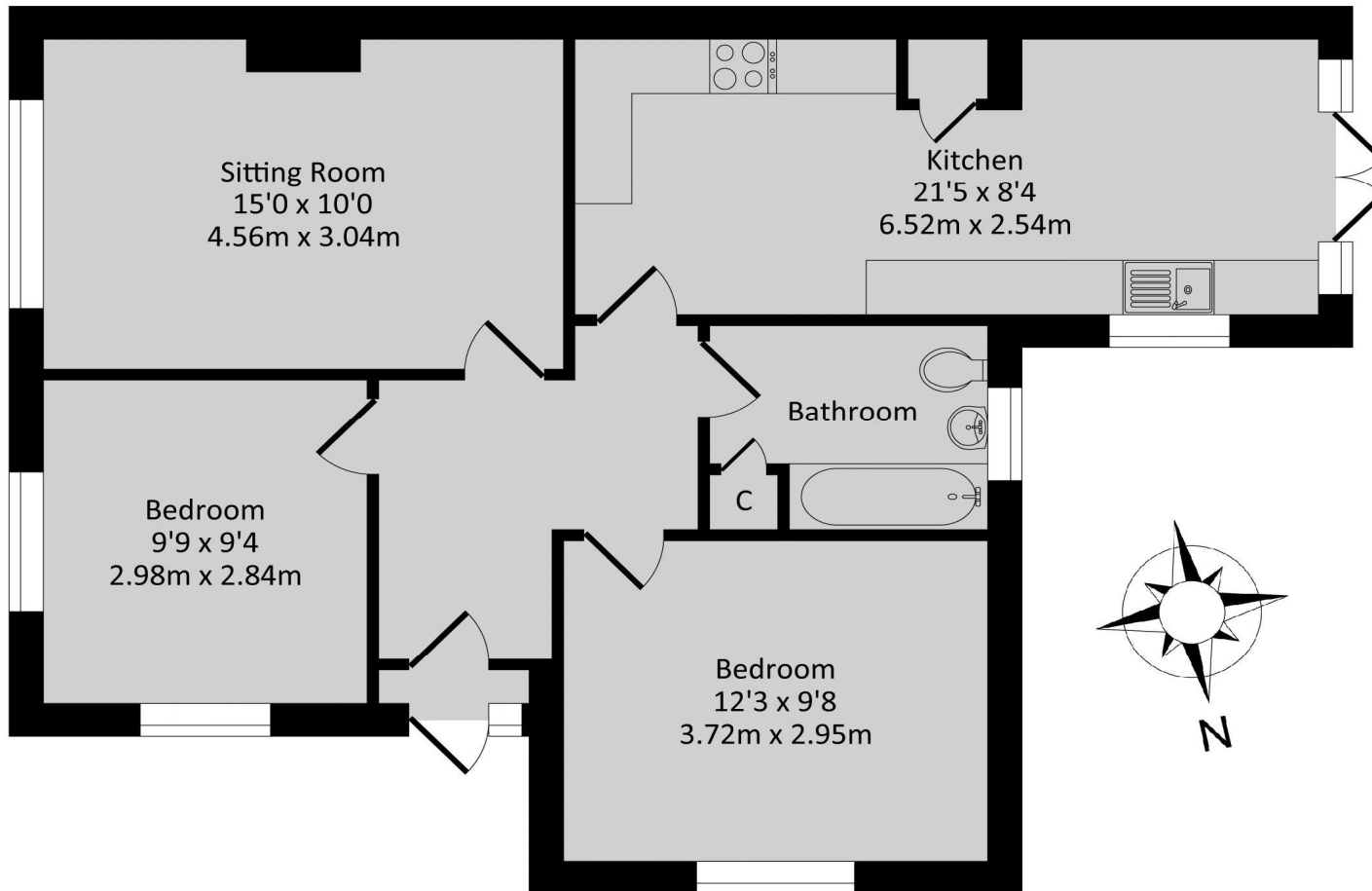
Tenure

A freehold property.

Viewing Arrangements

By Prior arrangement with Round & Jackson.





Total Approx. Floor Area 682 Sq.Ft. (63.40 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



ROUND & JACKSON
 ESTATE AGENTS

Property Misdescriptions Act 1991: The Agents have not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her professional buyer. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their solicitor. You are advised to check the availability of any property before travelling any distance to view.