



106 Longford Park Road
Bodicote, Banbury



ROUND & JACKSON
ESTATE AGENTS



Longford Park Road

Bodicote, Banbury, OX15 4FU

£330,000

A good size modern three bedroom semi detached family home with a garage and driveway parking for two vehicles and located on the popular Longford Park development on the south side of town.

The Property

106 Longford Park Road, Bodicote is a good size, Barratt's built semi detached three bedroom family home which has a single garage and driveway parking for two vehicles. The property has a private rear garden and also has around 3 years remaining on the NHBC warranty from when it was built in 2016. The living accommodation is arranged over two floors and offers well thought out living accommodation throughout. On the ground floor there is an entrance hallway, sitting room, open plan kitchen diner and a W.C. On the first floor there is a landing and three bedrooms with an en-suite to the main bedroom and there is a further family bathroom. Outside to the rear there is a good size lawned garden with a single garage at the foot of the garden with power and lighting fitted and there is driveway parking in front for two vehicles. We have prepared a floor plan to show the room sizes and layout. Some of the main features include:

Entrance Hallway

Stairs rising to the first floor with doors leading into the sitting room and kitchen diner. High quality wood effect flooring throughout.

Sitting Room

A bright and airy sitting room with a window to the front aspect and double doors leading into the garden. The quality wood effect flooring from the hallway continues into the sitting room.

Kitchen Diner

A spacious, open plan entertaining space with plenty of room for a table and chairs. The kitchen area is fitted with a range of white gloss cabinets with worktops over and there are a range of integrated appliances including an electric oven, four ring hob and extractor hood, a fridge freezer, dish washer and washer dryer. There are two good size built-in storage cupboards and there is a door leading into the W.C. The room is bright and airy with windows to the front and rear aspects and a glazed door leading into the garden. The quality wood effect flooring from the hallway continues and there is a wall mounted Logic gas fired boiler located in one of the kitchen cabinets.

W.C

Fitted with a white suite comprising a toilet and hand basin and there is a window to the rear aspect.

First Floor Landing

Doors leading to all the first floor rooms and two windows overlooking the rear garden.

Bedroom One

A large main bedroom with a window to the front aspect and a door leading into the en-suite. The en-suite is fitted with a white suite comprising a large shower cubicle, toilet and wash basin. There are panelled splash backs, a heated towel rail and there is a window to the side aspect.

Bedroom Two

A large double bedroom with a window to the front aspect and there is a built-in storage cupboard. There is a loft hatch providing access to the roof space.

Bedroom Three

A single bedroom, currently being used as an office, with a window to the rear aspect.

Family Bathroom

Fitted with a white suite comprising a panelled bath, toilet and wash basin. There are panelled splash backs and wood effect vinyl flooring and there is a window to the rear aspect.

Garage

A single garage with power and lighting and an up-and-over door leading onto the driveway.

Outside

To the front of the property there are well stocked planted borders with a path leading to the front door. To the rear of the property there is a good size lawned garden with a pathway leading to the garage and driveway. There is gated access at the foot of the garden with further gated access to the side and there is a paved patio area adjoining the property with an outside tap fitted.

Directions

From Banbury Cross proceed in a Southerly direction on the A361 towards Bodicote. After approximately 1.5 miles turn left before the flyover where sign posted for Bodicote. At the roundabout take the second exit onto Longford Park Road and then continue along where Number 106 will be found on your left shortly after the first left hand bend.

Situation

Bodicote is a popular and thriving village lying approximately a mile and a half south of Banbury. It has a community feel with such groups as The Bodicote Cricket Club and Bodicote Players Amateur Dramatics Group. Within the village amenities include a Post Office/shop, two farm shops, two public houses, an Indian restaurant, Bishop Loveday Church of England Primary School, village hall, Banbury Rugby Club, Kingsfield sports and recreation area with children's playground, Bannatyne's Health and Leisure Club, and a bus service to and from the town centre. Longford Park is a popular and relatively new development which is located on the eastern side of the village. There are many amenities which include the beautiful country park with meandering pathways to the the canal, a community hall, the Longford Park primary school, football pitches and sports pavilion and there is provision for retail units.

Services

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

Local Authority

Cherwell District Council. Tax band D.

Viewing Arrangements

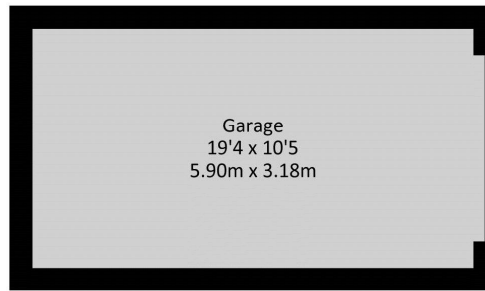
By prior arrangement with Round & Jackson.

Tenure

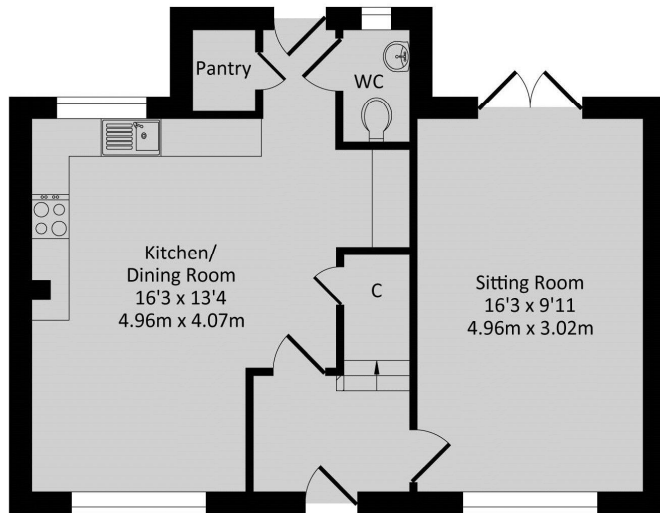
A freehold property.



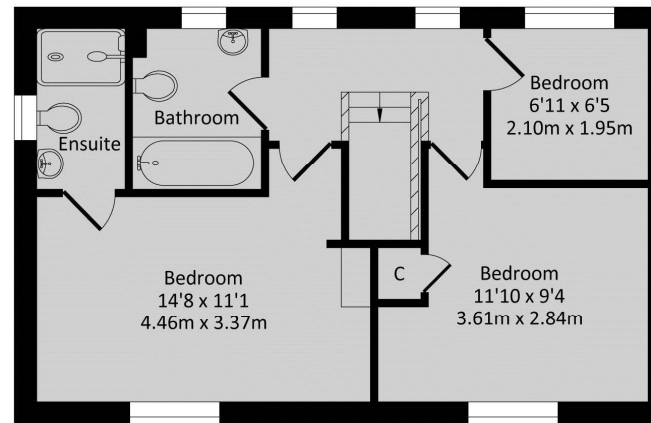
Garage
Approx. Floor
Area 202 Sq.Ft.
(18.80 Sq.M.)



Ground Floor
Approx. Floor
Area 474 Sq.Ft.
(44.0 Sq.M.)



First Floor
Approx. Floor
Area 436 Sq.Ft.
(40.50 Sq.M.)



Total Approx. Floor Area 1112 Sq.Ft. (103.30 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		95 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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