



Hillview Crescent
Banbury



ROUND & JACKSON
ESTATE AGENTS



35 Hillview Crescent

Banbury, Oxon, OX16 1BN

£289,950

A three bedroom semi detached house with a modern kitchen and bathroom pleasantly located within a popular residential neighbourhood and close to amenities. No onward chain.

The Property

35 Hillview Crescent, Banbury is a spacious three bedroom semi detached house which is pleasantly located within a popular and established residential neighbourhood close to amenities and within walking distance of the town centre. On the ground floor there is an entrance hallway, a large sitting/dining room, a re-fitted kitchen and a conservatory. On the first floor there are two double bedrooms, a single bedroom and a modern shower room. To the front of the property there is a gravelled driveway which extends to a shared side driveway giving access to the garage and rear garden. The rear garden is private and predominantly laid to lawn with well stocked flower and plant borders and a patio adjoining the house.

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

Hallway

Main entrance door to the front and stairs to the first floor.

Sitting/Dining Room

A large open plan room with a window to the front and a window to the conservatory. There is ample space for a table and chairs and lounge furniture.

Kitchen

Fitted with modern shaker style eye level cabinets and base units and drawers with work surfaces and an inset sink and draining board. There is space for a cooker with an extractor fan over and space for a fridge/freezer, dishwasher and washing machine. The walls are tiled and there is a door to conservatory and a window to the side.

Conservatory

A useful additional room with wood effect flooring and two doors to the garden.

First Floor Landing

Hatch to loft space, window to the side and doors to all first floor accommodation.

Bedroom One

A double room with a window to the rear.

Bedroom Two

A double room with fitted wardrobes and a window to the front.

Bedroom Three

A single room with a fitted cupboard and a window to the front.

Shower Room

Fitted with a shower cubicle, a wash hand basin and W.C. Tiled flooring and a window to the rear.

Outside

To the front of the property there is a gravelled driveway with parking for two cars which extends to a shared driveway at the side giving access to the garage and rear garden. The rear garden is private and predominantly laid to lawn with well stocked flower and plant borders. There is a paved seating area adjoining the house and there is a shed at the foot of the garden. Gated access to the drive.

Garage

A large single garage with ample space for a car, an electric roller door to the front and personal door to the garden.

Directions

From Banbury town centre proceed on the Warwick Road. Turn right at the roundabout onto Ruscote Ave and then take the first left onto Sinclair Ave. Turn right onto Hillview Crescent and pass the shops where the property will be found on your left hand side after 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 and new radiators were installed in 2022.

Local Authority

Cherwell District Council. Tax band C.

Viewing arrangements

Strictly by prior arrangement with Round & Jackson.

Tenure

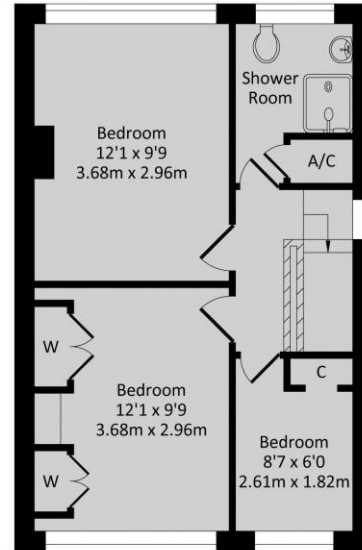
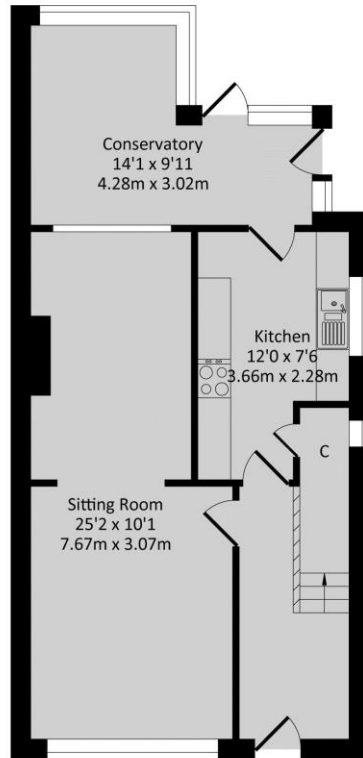
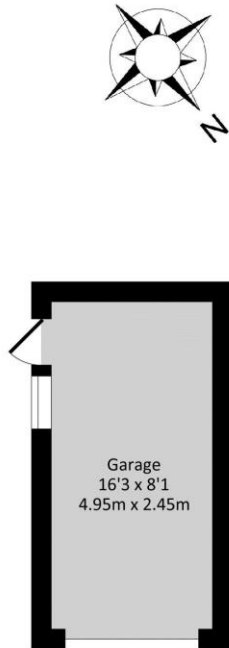
A freehold property.



Garage
Approx. Floor
Area 130 Sq.Ft.
(12.10 Sq.M.)

Ground Floor
Approx. Floor
Area 510 Sq.Ft.
(47.40 Sq.M.)

First Floor
Approx. Floor
Area 399 Sq.Ft.
(37.10 Sq.M.)



Total Approx. Floor Area 1039 Sq.Ft. (96.60 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		
69-80	C		80 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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