



Mewburn Road  
Banbury



**ROUND & JACKSON**  
ESTATE AGENTS



# 19 Mewburn Road

Banbury, OX16 9PQ

£270,000

An extended three bedroom semi detached bungalow with a large conservatory and a tandem double garage and located on this popular road which is close to shops and amenities. No onward chain.

## The Property

19 Mewburn Road, Banbury is an extended, three bedroom semi detached bungalow with a tandem double garage and driveway parking and the property is located on this popular road which is within walking distance of the town centre. The property has been extended to the rear and also benefits from having a large conservatory and the property comes to market with no onward chain. The living accommodation is arranged over one level and is well laid out. There is an entrance porch, hallway, sitting room, kitchen, shower room W.C, three bedrooms and a conservatory and there is a private rear garden to the rear and a tandem double garage with a large driveway. We have prepared a floor plan to show the room sizes and layout, some of the main features include:

## Entrance Porch

A large and very useful addition to the property with wood effect tiled flooring and a door leading into the main hallway.

## Entrance Hallway

Doors leading to all the ground floor rooms and the wood effect tiled flooring continues throughout. There is a loft hatch providing access to the roof space.

## Sitting Room

A good size sitting room with a large floor to ceiling window to the front aspect and central fireplace with an inset gas fire.

## Kitchen

Fitted with a range of white fronted cabinets with worktops over. There is space and plumbing for a washing machine and space for a free standing cooker and fridge freezer. There is an inset sink with drainer and a useful built-in pantry cupboard. There is a window to the front aspect and also a door leading to the driveway at the side of the property and there is wood effect flooring throughout.

## Shower Room & W.C

Fitted with a white suite comprising a large shower cubicle with electric shower, a toilet and a wash basin. There is floor to ceiling tiling, a window to the side aspect and there is a built-in cupboard which houses the hot water tank with shelving fitted.

## Bedroom One

A good size double bedroom with a window to the rear aspect and fitted wardrobes.

## Bedroom Two

A double bedroom with a window to the rear aspect.

## Bedroom Three/Dining Room

Forming part of the rear extension, this is a large room with a built-in wardrobe and there is a window to the side aspect with double doors leading into the conservatory and there is a further door leading to the side of the property.



### Conservatory

A large conservatory with a glass roof and two sets of double doors leading into the garden. Wood effect tiled flooring throughout and power is fitted.

### Garage

A tandem double garage with up and over door leading onto the driveway and power and lighting is fitted.

### Outside

To the rear of the property there is a good size, low maintenance gravelled garden and there is gated access to the driveway and garage. There is also a large wooden shed that will remain as part of the sale. To the front of the property there is a block paved area and access to a carport where there is an outside tap fitted and a large driveway where there is parking for several vehicles.

### Directions

From Banbury Cross proceed in a westerly direction on West Bar and take the first left hand turn for Beargarden Road. Turn immediately right into Kingsway and then take the first right hand turn into Mewburn Road. Follow the road to the left where the property will be found on the left hand side after a 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 heating system is via individual electric wall heaters.

### Local Authority

Cherwell District Council. Tax band C.

### Viewing arrangements

Strictly by prior arrangement with Round & Jackson

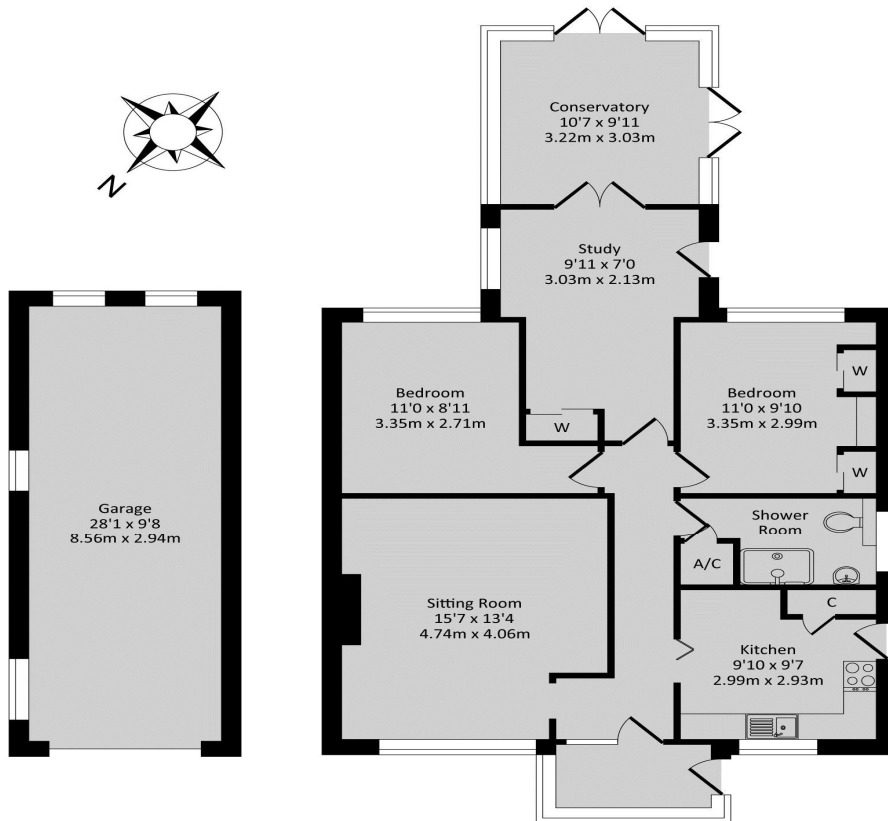
### Tenure

A freehold property



Garage  
Approx. Floor  
Area 271 Sq.Ft.  
(25.20 Sq.M.)

Ground Floor  
Approx. Floor  
Area 935 Sq.Ft.  
(86.90 Sq.M.)



**Total Approx. Floor Area 1206 Sq.Ft. (112.10 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 and 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		70 C
55-68	D		
39-54	E	42 E	
21-38	F		
1-20	G		

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