



Avocet Way
Banbury



ROUND & JACKSON
ESTATE AGENTS

www.roundandjackson.co.uk



13 Avocet Way

Banbury, Oxon, OX16 9YA

£325,000

A three bedroom link detached house with spacious and beautifully presented accommodation and a large west facing garden located within a sought after area and very close to shops, schools and amenities.

The Property

13 Avocet Way, Banbury is a beautifully presented three bedroom link detached house which is pleasantly located within the sought after Cherwell Heights development and is very close to shops and amenities. On the ground floor there is a large hallway, a sitting room, a modern and open plan kitchen/dining room, a utility room and a cloakroom. On the first floor there are two double bedrooms, a single bedroom and a bathroom which has been re-fitted within recent years. To the front of the property there is a driveway which provides off road parking and gives access to the garage. To the rear there is a large west facing garden which is pleasantly landscaped.

Porch and Hallway

Porch with double doors to the front and a door to the hallway. Stairs to the first floor and doors to the sitting room and kitchen/dining room.

Sitting Room

A good sized reception room with wood flooring and a window to the front,

Kitchen/Dining Room

A spacious open plan room located to the rear with windows over looking the garden. The kitchen is fitted with a range of modern base cabinets and drawers with work surfaces over. Inset sink and draining board, induction hob with extractor over, single oven and dishwasher. There is space for a fridge/freezer and a table and chairs.

Utility Room

Space for a washing machine and tumble dryer, fitted eye level cabinets, door to garage, cloakroom and rear garden.

Cloakroom

W.C. and wash hand basin.

First Floor Landing

Hatch to loft space and doors to all first floor accommodation.

Bedroom One

A double room with a window to the rear.

Bedroom Two

A double room with a window to the front.

Bedroom Three

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

Family Bathroom

Recently re-fitted with a modern white suite comprising a P shaped bath with shower over, a wash hand basin with vanity unit and W.C. Attractive modern tiling and a window to the rear,

Outside

To the front of the property there is a driveway proving off road parking and giving access to the garage. There is a large west facing garden to the rear which is pleasantly landscaped with a paved patio adjoining the house, a large composite decked seating area and a lawn.

Garage

A single garage with an up and over door to the front.

Directions

From Banbury Cross proceed along South Bar Street continuing into the Oxford Road. Continue past the hospital and Sainsbury's then bear left before the flyover bridge then left again at the roundabout onto Bankside. Take the first left turn into Chatsworth Drive and continue to the roundabout and turn left in to Avocet Way. Number 13 will be found 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 (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.

Local Authority

Cherwell District Council. Tax band C.

Viewings Arrangements

By prior arrangement with Round & Jackson.

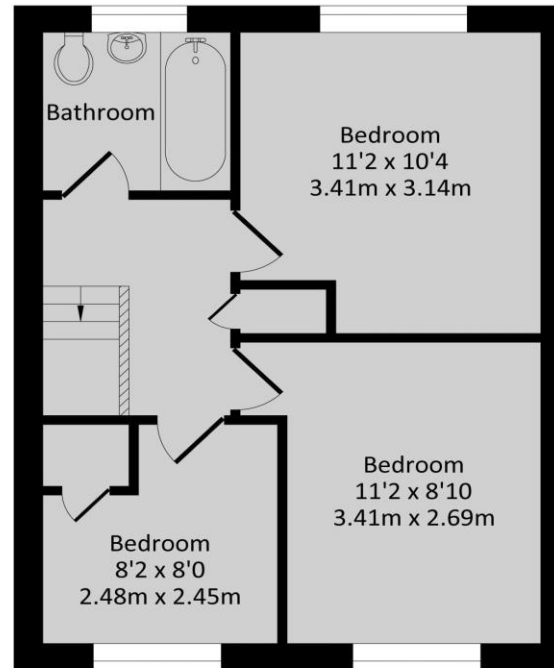
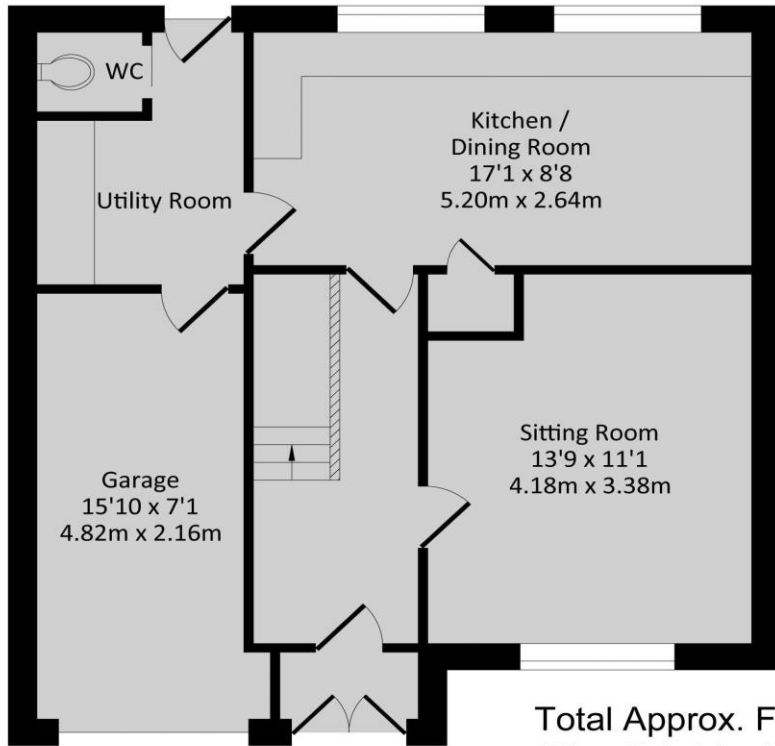
Tenure

A freehold property.



Ground Floor
 Approx. Floor
 Area 589 Sq.Ft.
 (54.8 Sq.M.)

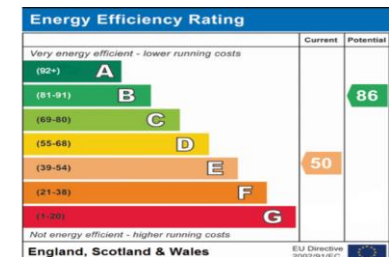
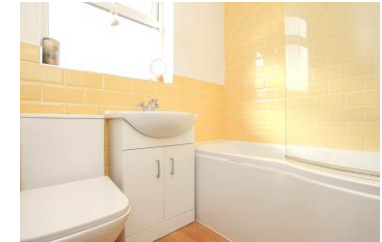
First Floor
 Approx. Floor
 Area 387 Sq.Ft.
 (36.0 Sq.M.)



Total Approx. Floor Area 976 Sq.Ft. (90.8 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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