



Meadow View
Banbury



ROUND & JACKSON
ESTATE AGENTS



10 Meadow View

Banbury, OX16 9SR

£335,000

A well presented three bedroom chalet bungalow which has been extended to the rear and offers versatile living accommodation over two floors. Located on the popular Cherwell Heights development.

The Property

10 Meadow View, Banbury is a well presented, three bedroom, semi-detached chalet bungalow which has been extended to the rear. The property is in good order throughout and has a good size rear garden and large driveway to the front. The property is located on a quiet cul-de-sac within the popular Cherwell Heights development and comes to market with no onward chain. The living accommodation is arranged over two floors and is well laid out. On the ground floor there is a spacious hallway, sitting room, kitchen, large rear dining extension, family bathroom and a bedroom. On the first floor there is a landing and two further bedrooms. The main bedroom also has a shower and W.C fitted. Outside there is a large rear garden and wooden lean-to adjoining the house. To the front there is a large driveway offering ample parking. We have prepared a floor plan to show the room sizes and layout, some of the main features include:

Entrance Hallway

An impressive hallway with high ceilings and stairs rising to the first floor. There is a large built-in storage cupboard and further under stairs storage cupboard and there are doors leading into the sitting room, bathroom and bedroom.

Sitting Room

A spacious sitting room which is open-plan leading into the rear extension. Central wooden fireplace with inset electric fire.

Bedroom Two (Ground floor)

A single ground floor bedroom with a window to the front aspect. This room could be used as a study or playroom.

Family Bathroom

Re-fitted in recent years with a white suite comprising a panelled bath, toilet and wash basin with vanity storage cupboard beneath. There is a window to the side aspect and attractive floor to ceiling tiling with vinyl flooring fitted and a heated towel rail.

Dining Room

Forming part of a rear extension which was added many years ago, a large bright room which spans the width of the property. There is a sliding door and window overlooking the rear garden and door leading to the side aspect. The room has plenty of space for a table and chairs and other furniture and is open-plan leading into the sitting room and kitchen and there is wooden flooring throughout.

Kitchen

Fitted with a range of white gloss cabinets with worktops over and attractive metro tiled splash backs. There is a window to the side aspect and a cupboard housing the Baxi gas fired boiler. There is an integrated electric oven, 4 ring gas hob and extractor hood. The kitchen has space and plumbing for a washing machine, space for a free-standing fridge freezer and there is an inset sink with drainer. The kitchen is open-plan leading into the dining room.

First Floor Landing

Doors leading to the two bedrooms and large, built-in storage cupboard with shelving fitted. Window to the side aspect.

Bedroom One

A large double bedroom with a window to the front aspect and fitted, mirror fronted wardrobe. There is a shower cubicle and toilet which has been fitted within the cupboard space and there is low level eaves storage to the front and rear of the house.

Bedroom Three

A single bedroom with a window to the rear aspect and low-level eaves storage. There is a loft hatch providing access to the roof space.

Outside

To the rear of the property there is a large, elevated, south facing garden with paved patios and a gravelled section. There are established trees and shrubs and there is a storage shed at the foot of the garden. There is a useful wooden lean-to at the side of the property with double doors leading onto the driveway and a further access door leading into the rear garden. To the front of the property there is a tarmac driveway which provides parking for 3 vehicles and there is a further gravelled area which could also be used for parking if required.

Directions

From Banbury Cross proceed via the High Street and into George Street. At the traffic lights turn right into Lower Cherwell Street and then left at the next traffic lights into Swan Close Road. Take the second left turn into Bankside then take the fourth turning on your right into Meadow View. The property is then located on the left hand side shortly after the road bends to the 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.

Viewing

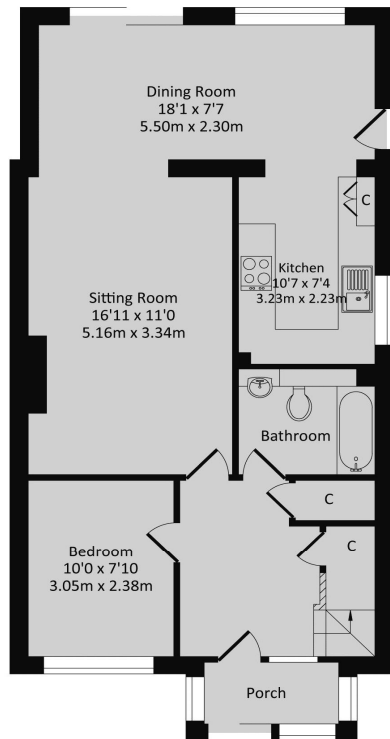
By prior arrangement with Round & Jackson.

Tenure

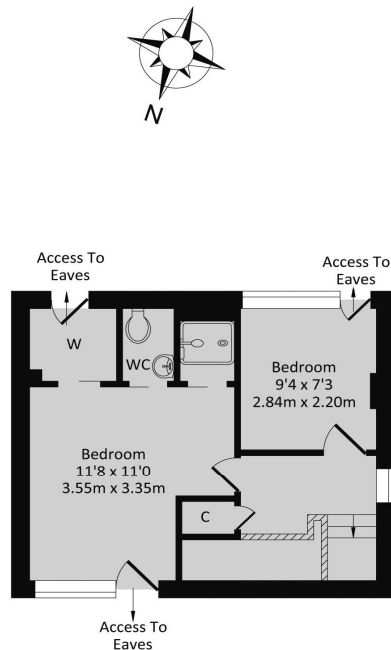
A freehold property.



Ground Floor
Approx. Floor Area 690 Sq.Ft.
(64.10 Sq.M.)



First Floor
Approx. Floor Area 286 Sq.Ft.
(26.60 Sq.M.)



Total Approx. Floor Area 976 Sq.Ft. (90.70 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		85 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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