



51 Beaulieu Close
Banbury



ROUND & JACKSON
ESTATE AGENTS



51 Beaulieu Close

Banbury, OX16 4FG

£290,000

A well presented three bedroom link detached property with a garage and driveway parking and located within a very quiet cul-de-sac within walking distance of the town centre and train station.

The Property

51 Beaulieu Close, Banbury is a modern three bedroom, link detached family home which sits on a corner plot and has a low maintenance rear garden and a single garage with driveway parking and there is further off-road parking in front of the property. The property is located in a quiet cul-de-sac and is within easy walking distance of the train station and town centre. The living accommodation is arranged over two floors and is well laid out. On the ground floor there is a hallway, a sitting room, an open plan kitchen diner and a rear porch. On the first floor there is a landing, three bedrooms and a family bathroom. Outside to the rear there is a good size, low maintenance garden and a single garage with driveway parking. There is also extra parking to the front of the property. 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 and door leading into the sitting room with wood effect laminate flooring throughout.

Sitting Room

A nice size sitting room with a window to the front aspect and a door leading into the kitchen diner. The wood effect laminate flooring from the hallway continues throughout.

Kitchen/Diner

A spacious kitchen diner with a good amount of space for a table and chairs. The kitchen area is fitted with a range of grey coloured shaker style cabinets with worktops over and tiled splash backs. There is an integrated electric oven, a four ring gas hob and an extractor hood and there is space and plumbing for a washing machine. There is an inset sink and drainer and a window to the rear aspect and a door leading to the side aspect with further door leading into the rear porch. There is a useful understairs cupboard and tiled flooring throughout and there is a wall mounted Baxi gas fired boiler for the heating and hot water system.

Rear Lobby

A useful addition to the property with space for a free standing fridge freezer and a tumble dryer. There is tiled flooring throughout and a door leading into the rear garden.

First Floor Landing

Doors leading to the first floor rooms and a window to the side aspect. There is a loft hatch providing access to the roof space.

Bedroom One

A large main double bedroom with two windows to the front aspect, fitted wardrobes and a further built-in storage cupboard which houses the hot water tank.



Bedroom Two

A single bedroom with a window to the rear aspect.

Bedroom Three

A single bedroom with a window to the rear.

Family Bathroom

Fitted with a modern white suite comprising a panelled bath, toilet and wash basin. There are attractive tiled splash backs and tiled flooring and there is a heated towel rail fitted and a window to the side aspect.

Garage

A single garage with an up-and-over door leading onto the driveway where there is parking for one vehicle. Power and lighting is fitted.

Outside

To the rear of the property there is a low maintenance, paved garden with gated access to the side of the property and a second gated access to the driveway and there is an outside tap fitted. To the front of the property there is a low maintenance block paved garden which provides more parking options.

Directions

From Banbury town centre proceed in an easterly direction along the Middleton Road. Continue to the end of this road and take the third exit at the roundabout on to Ermont Way. At the roundabout take the third exit on to Overthorpe Road then the first right into Westminster Way. Take the first road on the left which is Beaulieu Close and bear left as you enter the road and Number 51 will be found on your right hand side at the end of the cul-de-sac.

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 the Town 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 Arrangements

By prior arrangement with Round & Jackson.

Tenure

A freehold property.

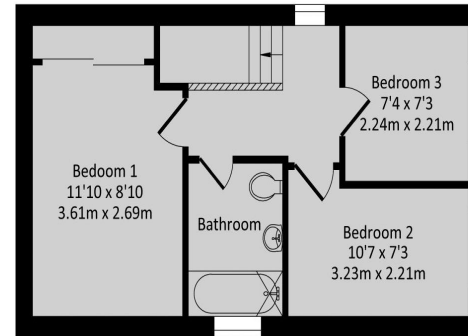
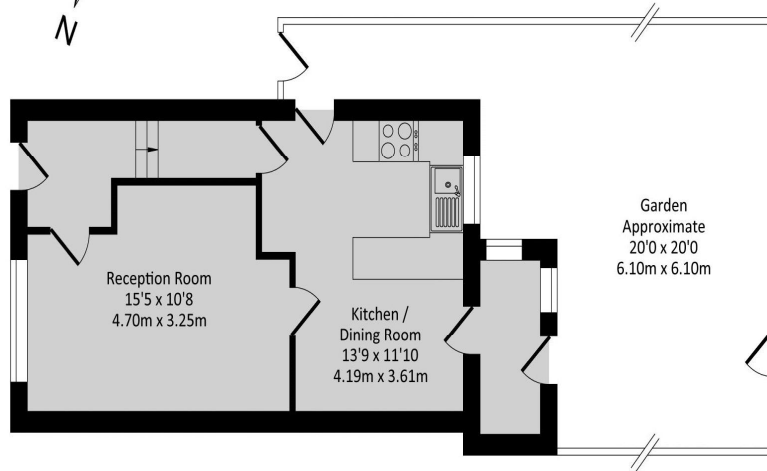
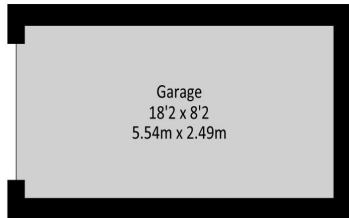


Garage
Approx. Floor
Area 148 Sq.Ft.
(13.7 Sq.M.)



Ground Floor
Approx. Floor
Area 395 Sq.Ft.
(36.7 Sq.M.)

First Floor
Approx. Floor
Area 353 Sq.Ft.
(32.7 Sq.M.)



Total Approx. Floor Area 896 Sq.Ft. (83.1 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		84 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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