



ROUND & JACKSON
FOR SALE
roundandjackson.co.uk 01295 279953

56

Elton Road
Banbury



ROUND & JACKSON
ESTATE AGENTS



56 Elton Road

Banbury, Oxon, OX16 9UB

£325,000

A very well presented, extended three bedroom semi detached family home with garage and parking and located in a tucked away position within the popular Cherwell Heights development.

The Property

56 Elton Road, Banbury is a very well presented, extended three bedroom semi detached family home and is located in a tucked away position within the popular Cherwell Heights development, close to good schooling and amenities. On the ground floor there is an open plan lounge diner, rear kitchen which forms part of the extension and a shower room w/c. On the first floor there are three bedrooms and a family bathroom. There is a garage with parking and private gardens to the front and rear.

We have prepared a floor plan to show the room sizes and layout, some of the main features include:

Entrance Porch

Brick built porch with plenty of space for coats and shoes and with a window to the side aspect.

Entrance Hallway

Stairs rising to the first floor, understairs cupboard and door leading into the sitting room.

Sitting/Dining Room

Large L shaped sitting/dining room with window to the front and side aspect. Plenty of space for furniture and large dining table, door leading into the kitchen.

Kitchen

Fitted with a range of eye and base level, white fronted units with wood effect worktops and tiled splash backs. Integrated eye level Zanussi double electric oven, Logik four ring electric hob with extractor hood above and Indesit under counter fridge. Space and plumbing for a washing machine, sink with drainer and large window and door overlooking the rear garden. Tiled flooring and door leading into the shower room w/c.

Shower Room

Fitted with a single shower cubicle with Triton electric shower and toilet. Window to the rear aspect.

First Floor Landing

Doors to all first floor accommodation, loft hatch providing access to the roof space and window to the side aspect.

Bedroom One

A double room with window to the rear aspect.

Bedroom Two

A double room with window to the front aspect.

Bedroom Three

A single room with window to the front aspect.



Family Bathroom

Fitted with a modern white suite comprising panelled bath with mixer shower, toilet and wash basin. Heated towel rail and window to the rear aspect. Modern white tiling to the splash backs.

Outside and Garage

To the rear there is a lawned garden with established shrubs and bushes with central path leading to the foot of the garden where there is a door leading into the single garage with up-and-over door, power and lighting. In front of the garage there is a driveway providing parking for one vehicle. There is also a gated access to the side of the property. To the front there is a lawned garden with established shrubs and bushes with pathway leading to the front porch.

Directions

Directions From Banbury Cross proceed along South Bar and into the Oxford Road. Continue past the hospital and Sainsbury's supermarket the bear left before the flyover bridge and then left again at the roundabout onto Bankside. Take the first left in Chatsworth Drive and then left again into Elton Road. Continue along Elton Road and follow the road round to the right, after around 150m the property will be found on the right hand side with our for sale board erected outside.

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 the Town and many places of historical interest are within easy reach.

Services

All mains services connected. The gas fired boiler is located within the loft.

Local Authority

Cherwell District Council. Tax band C.

Tenure

A freehold property

Viewing Arrangements

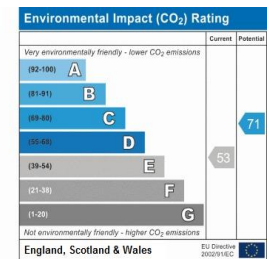
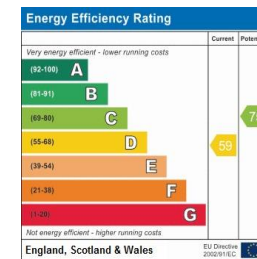
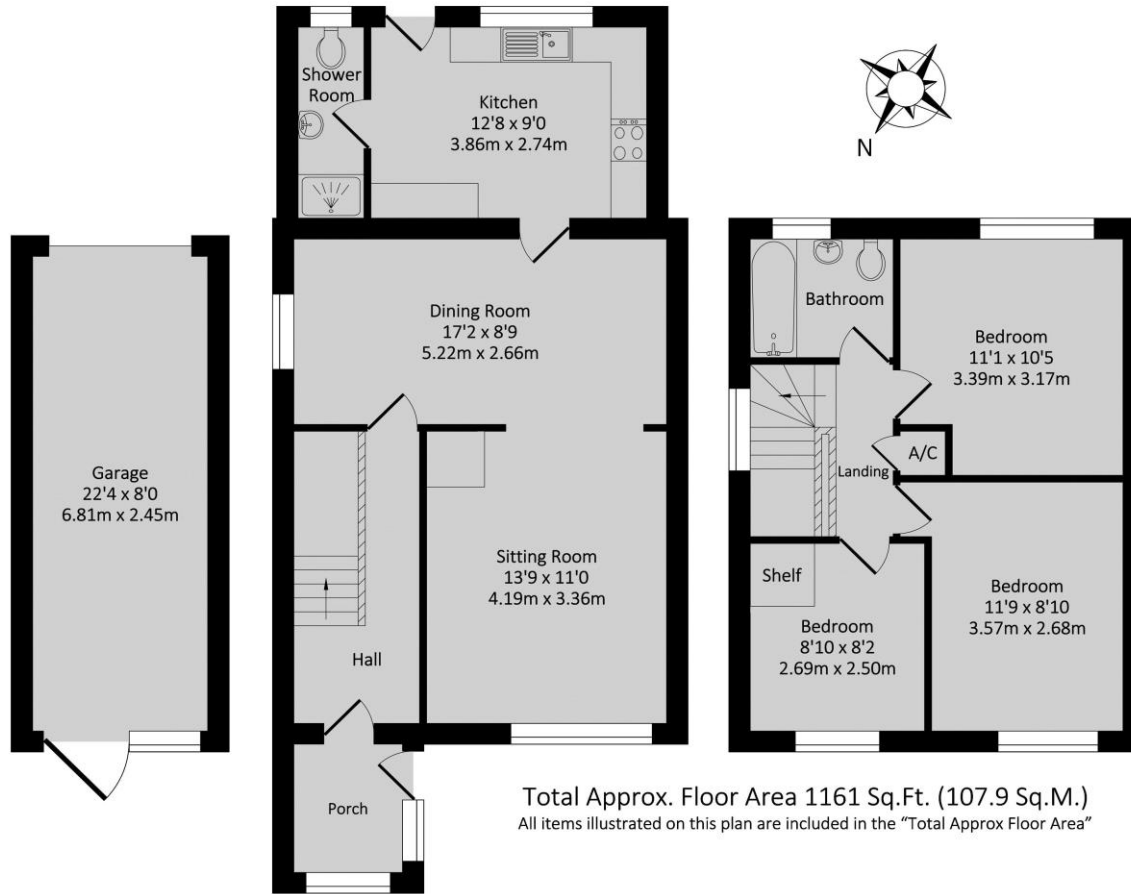
By prior arrangement with Round & Jackson.



Garage
Approx. Floor
Area 180 Sq.Ft.
(16.68 Sq.M.)

Ground Floor
Approx. Floor
Area 585 Sq.Ft.
(54.37 Sq.M.)

First Floor
Approx. Floor
Area 397 Sq.Ft.
(36.85 Sq.M.)



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