

1 Neithrop Avenue

Banbury



ROUND & JACKSON
ESTATE AGENTS



1 Neithrop Avenue

Banbury, Oxon, OX16 2NX

£380,000

A beautifully presented and extended three bedroom, semi-detached modern home located on this popular residential street close to the town centre and amenities.

The Property

1 Neithrop Avenue, Banbury is a well presented three bedroom semi-detached house which is pleasantly located close to amenities and the town centre. The property had recently been modernised and extended to provide excellent family sized accommodation which is arranged over two floors. On the ground floor there is an entrance hallway, sitting room, a large open plan kitchen/diner, a utility room and downstairs shower room. On the first floor there are three bedrooms and a family bathroom. To the front there is a driveway providing parking for two vehicles in front with access to the single garage. To the rear is a well presented and landscaped garden.

We have prepared a floorplan to show the room sizes and layout. Some of the main features include:

Entrance Hallway

Main door to front, stairs to first floor, doors to sitting room and kitchen/diner with wood effect flooring.

Sitting Room

Located to the front with a central fireplace with wood burner, wood effect flooring and a box bay window to the front aspect.

Utility Room

Fitted with modern eye level and base units with wooden work surfaces over, space and plumbing for a washing machine and tumble dryer, attractive tiled flooring, underfloor electric heating and doors to the single garage and shower room.

Kitchen/Diner

A superb and spacious open plan room which is ideal for entertaining. There is a window and double French doors to the rear garden and a continuation of the wood effect flooring. The kitchen is fitted with a range of modern shaker style eye level cabinets and base units and drawers with wooden work surfaces over and attractive cream tiled splashbacks. There is an integrated fridge/freezer, single oven with a four-ring gas hob above with extractor fan over.

A particular feature is the kitchen island/breakfast bar with shaker style cabinets, an integrated dishwasher and a butler sink with draining board. Within the dining/family area there is ample space for a dining furniture with a useful understairs storage cupboard and a door leading to the utility room.

Shower Room

Fitted with a high-quality modern white suite comprising a shower double cubicle with a shower and rainfall shower over with modern tiled splashbacks, toilet and wash hand basin with a vanity unit. A continuation of the tiled flooring, underfloor electric heating a window to the rear aspect and a Velux style window.

First Floor Landing

Hatch to loft space, window to side, doors to all first floor accommodation.

Master Bedroom

A spacious double bedroom with a box bay window to the front aspect and fitted wardrobes.

Bedroom Two

A double bedroom with a window to the rear aspect.

Bedroom Three

A good sized single room with a window to the front aspect.

Family Bathroom

Fitted with a smart white suite which includes a panelled bath with a shower and rainfall shower over, W.C, vanity unit with semi-recessed wash hand basin. There is modern white tiling, a bisque style radiator, a window to the rear aspect and an airing cupboard which houses the gas fired boiler.

Outside

To the rear of the property there is an enclosed and private garden which is pleasantly landscaped with established shrub and hedge beds and borders. Adjoining the house is a paved area with a pergola giving an attractive seating area. There is an area which is laid to lawn that leads to a small, decked area by the large shed. To the front of the property there is a driveway which provides parking for two vehicles.

Single Garage

A single garage with power and lighting, a Velux style window an electric door to the front.

Directions

From Banbury Cross proceed in a northerly direction and turn left at the cross roads traffic lights into the Warwick Road. Continue past the police station then take the second right hand turn into Neithrop Avenue where the property will be found after a short distance on your left hand side.

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 are connected. The gas fired boiler is located in the airing cupboard.

Local Authority

Cherwell District Council. Tax band C.

Viewing Arrangements

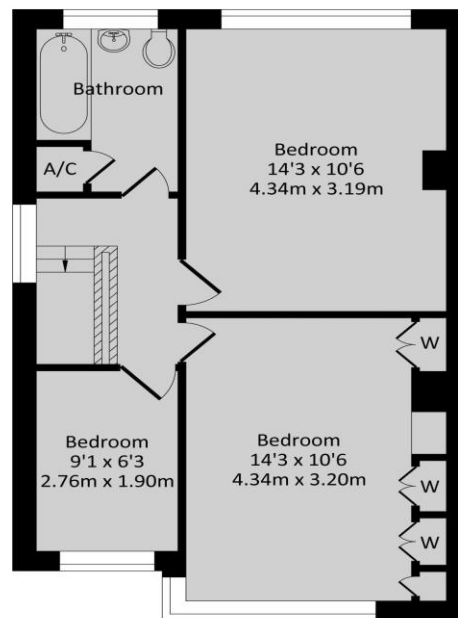
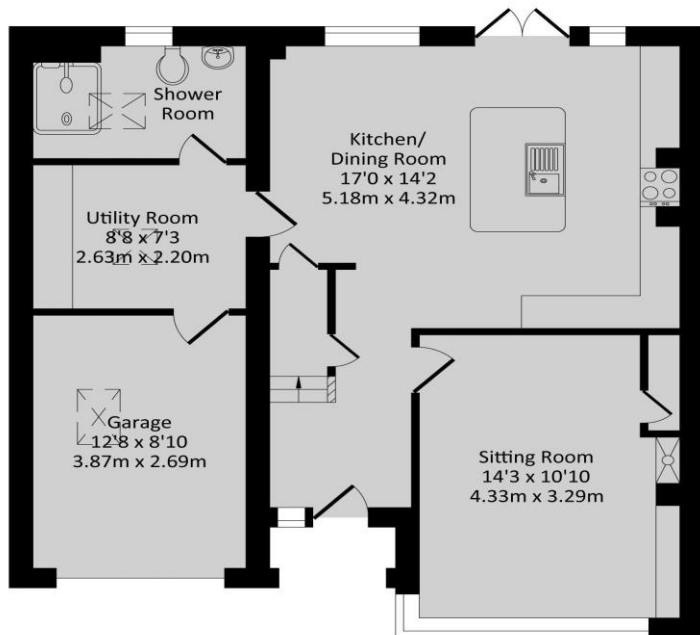
By prior arrangement with Round & Jackson



Ground Floor
Approx. Floor
Area 707 Sq.Ft.
(65.70 Sq.M.)



First Floor
Approx. Floor
Area 473 Sq.Ft.
(43.90 Sq.M.)



Total Approx. Floor Area 1180 Sq.Ft. (109.60 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		
69-80	C		79 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

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