



Colegrave Road
Bloxham



ROUND & JACKSON
ESTATE AGENTS



25 Colegrave Road

Bloxham, Banbury, Oxon, OX15 4NT

£320,000

A spacious three bedroom, semi-detached house located on this popular residential neighborhood within this well served and sought after village.

The Property

25 Colegrave Road, Bloxham is a spacious three bedroom, semi-detached family home which is pleasantly located on a popular and established development within this sought after village. The property is well laid out and has accommodation over two floors. On the ground floor there is a large entrance hallway, sitting/dining room and kitchen. On the first floor there are two double bedrooms, a good sized single bedroom and a family bathroom. Outside to the front of the property there is a driveway providing parking for two vehicles in front of the single garage and next a lawned garden. To the rear there is an enclosed garden and a useful shed/workshop with power and lighting. Some of the main features include:

Entrance Hallway

A spacious entrance hallway with doors to the sitting room/diner and kitchen and stairs rising to the first floor.

Kitchen

Located to the rear with a window looking onto the garden. The kitchen is fitted with a range of grey eye level cabinets and base units and drawers with work surfaces over and tiled splashbacks. There is space and plumbing for the washing machine, freezer an under counter fridge, free standing oven and an inset sink with two draining boards. There is a door to the side which leads to the rear garden.

Sitting Room/Diner

A large open plan room with a window to the front and double doors leading to the rear garden. There is ample space for a table and chairs and lounge furniture.

First Floor Landing

Hatch to loft space and doors to all first floor accommodation with a window to the side aspect.

Bedroom One

A good sized double bedroom with built in wardrobes and a window to the rear aspect.

Bedroom Two

A double bedroom with a window to the front aspect.

Bedroom Three

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

Family Bathroom

Fitted with a modern white suite comprising a panelled bath with shower over, vanity unit, W.C, wall mounted heated towel rail. Dual aspect windows to the rear and side and modern tiled splashbacks.

Outside

To the front of the property there is a lawned garden with established plants, hedges, a path leading to the front door and a Tarmac driveway providing parking for two vehicles in front of the single garage. To the rear is an enclosed garden with hedge and plant boarders, a patio seating area adjoining the house and a further covered seating area to the side of the house which leads to the personal door to the garage. Within the garden there is a useful, shed/workshop with power and lighting.



Garage

A single garage with power and lighting and double doors to the front.

Directions

From Banbury proceed south westerly via the Bloxham Road (A361) and continue for approximately two and a half miles until the village of Bloxham is reached. Continue past the Warriner school and then turn left into Chipperfield Park Road and then turn right into Colegarve Road. The property will be found on your right hand side after a short distance.

Situation

Bloxham is located south west of Banbury on the A361 Chipping Norton Road. Within the village there is a range of amenities including a post office, local shops, hairdresser, petrol station, choice of public houses and doctors surgery. Schooling within the village includes primary, secondary and also Bloxham public school. There is a fine church dating principally from the 14th Century and some of the sporting facilities at Bloxham School are available to residents of the village during off peak periods and holidays. Bloxham is approx. 3 miles from Banbury mainline train station with an excellent service to London Marylebone. There is also easy access to junction 11 of the M40 motorway.

Services

All mains services connected. The combination boiler is located in the attic.

Local Authority.

Cherwell District Council. Tax band C.

Viewings

Strictly by prior arrangement with Round & Jackson.

Tenure

A freehold property

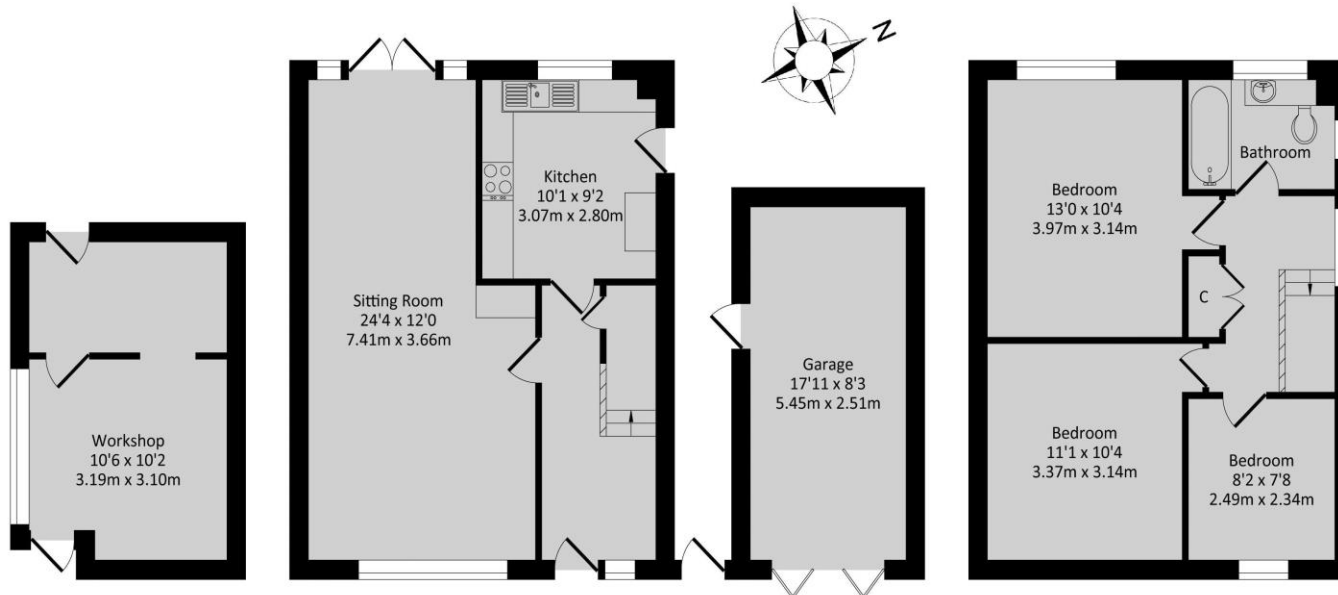


Outbuilding
Approx. Floor
Area 164 Sq.Ft.
(15.20 Sq.M.)

Ground Floor
Approx. Floor
Area 447 Sq.Ft.
(41.50 Sq.M.)

Garage
Approx. Floor
Area 147 Sq.Ft.
(13.70 Sq.M.)

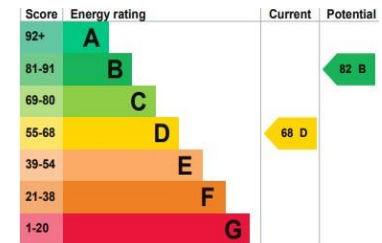
First Floor
Approx. Floor
Area 447 Sq.Ft.
(41.50 Sq.M.)



Total Approx. Floor Area 1205 Sq.Ft. (111.90 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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