



Woodgreen Avenue
Banbury



ROUND & JACKSON
ESTATE AGENTS



116 Woodgreen Avenue

Banbury, OX16 0BA

£265,000

A very well presented, good size three bedroom family home with a large, low maintenance rear garden and located close to Schools, shops and amenities.

The Property

116 Woodgreen Avenue, Banbury is a very well presented, three bedroom family home which has a large and very low maintenance rear garden. The garden has recently had new decking fitted and new fencing to one side. The property is located on a popular road and is close to daily amenities and Schools and the town centre is a 15 minute walk away. The living accommodation is arranged over two floors and is well laid out. On the ground floor there is a large porch, hallway, sitting room and a good size kitchen/diner. On the first floor there is a landing, three good size bedrooms, a bathroom and a separate W.C. Outside there is a large gravelled garden with a wooden shed and gated access to the front of the property. There is on street parking to the front on a first come, first served basis. We have prepared a floor plan to show the room sizes and layout, some of the main features include:

Entrance Porch

A large and very useful porch with vinyl flooring and a door leading into the hallway.

Entrance Hallway

Stairs rising to the first floor and door into the sitting room.

Sitting Room

A spacious and very bright room with a feature fireplace with wooden surround and electric fire fitted. There is a door leading into the kitchen diner and large double doors opening onto the rear garden. Good quality oak effect flooring throughout.

Kitchen/Diner

A good size kitchen diner with a window to the front aspect and a further window and door to the rear. The kitchen is fitted with a range of oak coloured cabinets with worktops over and panelled splash backs. There is an integrated electric oven, four ring electric hob and an extractor hood. There is space and plumbing for a washing machine and a tumble dryer and there is a wall mounted Baxi gas fired boiler. The dining area has plenty of space for a table and chairs and there is wood effect vinyl flooring throughout and a large understairs cupboard.

First Floor Landing

Doors to all the first floor rooms and a large, built-in shelved storage cupboard. Loft hatch providing access to the roof space and a window to the front aspect.

Bedroom One

Large main bedroom with a window to the rear aspect and a built-in wardrobe.

Bedroom Two

A large double bedroom with a window to the rear aspect and a built-in wardrobe.

Bedroom Three

A small double bedroom with a window to the front aspect.

Family Bathroom

Fitted with a white suite comprising a panelled bath and wash basin. There are attractive, white tiled splash backs and there is an electric shower over the bath. The bathroom has a heated towel rail, vinyl flooring and a window to the front aspect.



W.C

Separate from the bathroom and fitted with a white toilet with vinyl flooring and there is a window to the front aspect.

Outside

To the rear of the property there is a large, low maintenance gravelled garden. There is a newly fitted decked area adjoining the house with gated access to the front of the property and steps leading up the garden. There are sleeper edged borders, established bushes and shrubs and a wooden shed. To the front of the property there is a further, low maintenance garden with shrubs and a pathway with steps leading to the front door. There is on-street parking to the front of the property on a first come first served basis.

Directions

From Banbury Cross proceed in a westerly direction via West Bar Street and continue into the Broughton Road. Continue past the College and ascend the hill. Turn right at the roundabout, third exit, onto Woodgreen Avenue where number 116 will be found on your left hand side after around 100 yards.

Situation

Banbury is a thriving, market town located just north of Oxford amidst beautiful rolling countryside. The town is steeped in history and is now a modern centre with a full range of shops, supermarkets, a cinema, restaurants and leisure facilities. Communication links are excellent with Junction 11 of the M40 situated approximately two miles north east. Banbury railway station is within walking distance and provides regular trains to all parts of the country with London and Birmingham a comfortable commute (London Marylebone from 55 minutes and Birmingham New Street from 44 minutes). Birmingham Airport is about 40 miles distant and Heathrow and Luton Airports are also within easy reach. The local area provides a range of primary, secondary and boarding schools. Local leisure retreats include The Light Banbury (1.5 miles), Soho Farm House (11 miles), Tadmerton Golf Club (5.6 miles) and Oxford Westgate (25 miles).

Services

All mains services connected. The gas fired boiler is located in the kitchen.

Local Authority

Cherwell District Council. Tax band B.

Viewing arrangements

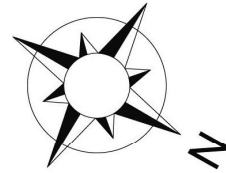
Strictly by prior arrangement with Round & Jackson

Tenure

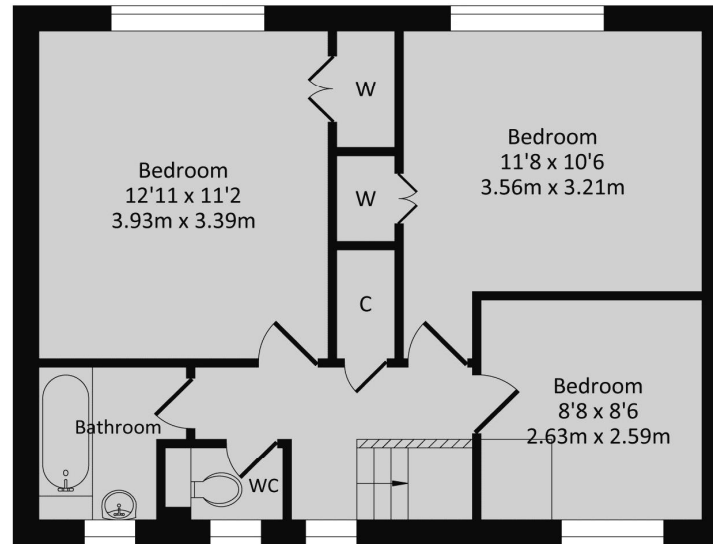
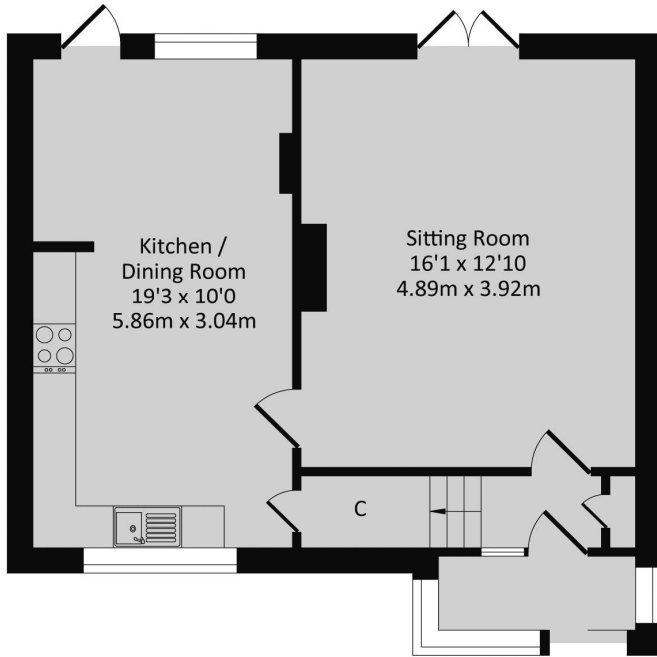
A freehold property



Ground Floor
 Approx. Floor
 Area 469 Sq.Ft.
 (43.6 Sq.M.)



First Floor
 Approx. Floor
 Area 490 Sq.Ft.
 (45.5 Sq.M.)



Total Approx. Floor Area 959 Sq.Ft. (89.1 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		85 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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