



Troika Close
Banbury



ROUND & JACKSON
ESTATE AGENTS



25 Troika Close

Banbury, Oxon, OX16 1FN

£330,000

A spacious three bedroom detached family home with single garage, off road car parking and private rear garden. Located within a quiet cul-de-sac on the northern side of town and available for sale with no onward chain.

The Property

25 Troika Close, Banbury is a spacious, three bedroom detached house with a single garage and driveway parking with a private and south facing rear garden. The property is within walking distance of schools, shops and amenities and has accommodation arranged over two floors. On the ground floor there is an entrance porch, open plan sitting/dining room and kitchen. There is an inner hallway and W.C/cloakroom. On the first floor there are three bedrooms with an ensuite to the master and a family bathroom. There is an integral garage and a driveway to the front of the property and to the rear is a large, private, lawned south facing garden. The property offers scope for extension or development subject to planning permission and building regulations. We have prepared a floor plan to show the room sizes and layout, some of the main features include:

Entrance Porch

A useful porch with window to the side aspect and door leading into the sitting room.

Sitting Room

A good sized sitting room with door leading into the inner hallway and archway leading into the open plan dining room. There is a window to the front aspect.

Inner Hallway and W.C

Stairs rising to the first floor and door leading into the W.C which is fitted with an avocado suite comprising toilet and hand basin.

Dining Room

A spacious dining area with a window to the rear garden and door to the kitchen.

Kitchen

Fitted with a range of eye level cabinets and base units and drawers with work surfaces over. There is an inset sink and draining board, an integrated single oven with a four ring electric hob above and extractor hood over and space for a fridge/freezer. Window to door leading to the rear garden.

First Floor Landing

Window to the side aspect, doors to all first floor accommodation and hatch to the loft space.

Bedroom One

A double bedroom a window to the front aspect and double fitted wardrobes.

En-suite

Shower cubicle and wash hand basin.

Bedroom Two

A double bedroom with a window to the rear aspect.

Bedroom Three

A single bedroom with a window to the rear aspect.

Family Bathroom

A large family bathroom which is fitted with an avocado suite comprising a panelled bath with hand held shower, wash basin and W.C. Window to the side aspect.

Garage

A single garage with up and over door. Power and light connected.

Outside

To the front of the property there is a driveway which provides parking for two vehicles with lawned garden to the side and gated access to the rear of the property. The south facing rear garden is predominantly laid to lawned with a paved patio adjoining the house with outside tap and gate with side access. The property offers scope for extension or development subject to planning permission and building regulations.

Directions

From Banbury town centre proceed along the Warwick Road and continue out of town for approximately one and a quarter miles. Having passed the Barley Mow Public House, turn right, taking the second exit at the next roundabout onto Highlands. Continue along this road and take the fourth turn on your left into Rosedale Avenue. Take the second turn on your left into Troika Close and bare right and the property will be found 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 and many places of historical interest are within easy reach.

Services

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

Local Authority

Cherwell District Council. Tax band D.

Viewing arrangements

Strictly by prior arrangement with Round & Jackson

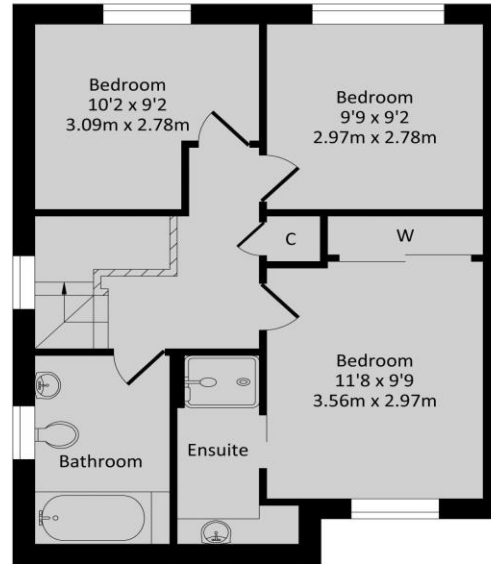
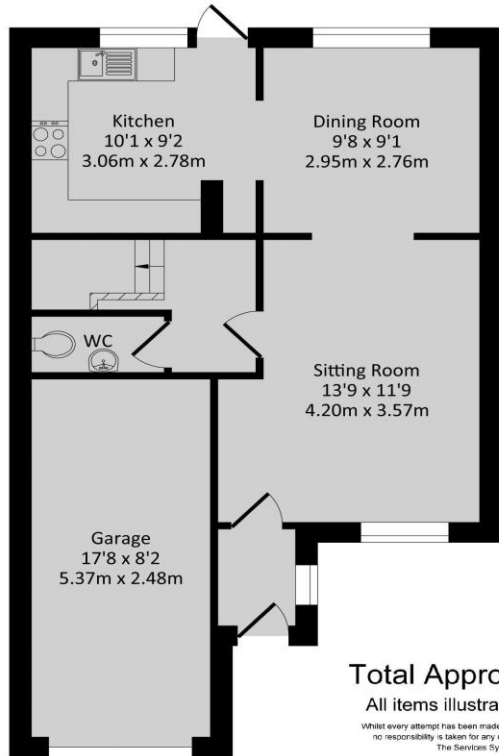
Tenure

A Freehold property



Ground Floor
Approx. Floor
Area 573 Sq.Ft.
(53.20 Sq.M.)

First Floor
Approx. Floor
Area 495 Sq.Ft.
(46.0 Sq.M.)



Total Approx. Floor Area 1068 Sq.Ft. (99.20 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 appliances 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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