



16 Deacon Way
Banbury



ROUND & JACKSON
ESTATE AGENTS



16 Deacon Way

Banbury, OX16 0DS

£255,000

A three bedroom semi detached family home with a conservatory and good size garden which comes to market with no onward chain.

The Property

16 Deacon Way, Banbury is a three bedroom semi detached family home which is located on this popular road within walking distance of the town centre. The property is in good order throughout and has been updated over the years by the current owners. The property has a good size garden and a useful concrete hard standing at the front that the current owners use for parking. The living accommodation is arranged over two floors and is well laid out. On the ground floor there is an entrance hallway, sitting room, kitchen/diner, utility room, W.C and conservatory. On the first floor there is a landing, three good size bedrooms and a wet room with W.C. Outside there is a large, low maintenance rear garden and to the front there is a walled garden with a concrete area which the current owners use for parking. We have prepared a floor plan to show the room sizes and layout, some of the main features include:

Entrance Porch

A useful addition to the property with a door leading into the hallway.

Entrance Hallway

Stairs rising to the first floor with a door leading into the sitting room and oak flooring throughout.

Sitting Room

A spacious sitting room with a large window to the front aspect and a central fireplace with gas fire fitted. There is a door leading into the kitchen and the oak flooring from the hallway continues throughout.

Kitchen Diner

Re-fitted around eight years ago with a wide range of base and eye level cabinets with worktops over and tiled splash backs. There is an integrated dish washer and integrated high level Neff double oven with four ring electric hob and there is a one and a half bowl sink with drainer and window overlooking the rear garden. The kitchen has plenty of room for a table and chairs and also has a useful understairs cupboard and tiled flooring throughout. There is a door leading into the utility room and W.C and the Glow-worm gas fired boiler is located in one of the kitchen cupboards.

Utility Room

Fitted with a range of cabinets with worktop over and there is plumbing for a washing machine and space for a free standing fridge freezer. There is a window to the side aspect and a door leading into the W.C and conservatory.

W.C

Fitted with a toilet and hand basin, door has been removed.

Conservatory

A useful extra room with doors leading into the rear garden. The current owner has informed us that there is electric underfloor heating in place which has never been connected.

First Floor Landing

Doors leading to the first floor rooms and a built-in storage cupboard which houses the hot water tank and there is also a further high level cupboard above the stairwell. There is a loft hatch giving access to the roof space which is partly boarded.



Bedroom One

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

Bedroom Two

A large double bedroom with a window to the rear aspect.

Bedroom Three

A single bedroom with a built-in wardrobe and a window to the front aspect.

Wet Room

A smart wet room which is fitted with a walk-in shower and there is a toilet and wash basin and a wide range of vanity storage cupboards fitted with two windows to the rear aspect and attractive tiled splash backs throughout.

Outside

To the rear of the property there is a good size and very private, low maintenance garden which has paving and gravelled area throughout and a useful, brick-built barbecue area. There is a covered area, useful for storage, to the side of the property with gated access to the front. To the front of the property there is a gravelled garden with established shrubs and a pathway with a low retaining wall. In front of the wall there is a concreted area that the current owners use for parking.

Directions

From Banbury town centre proceed via the Warwick Road and continue for approximately half of a mile and turn left at the first roundabout onto Orchard Way. Continue along Orchard Way and straight over at the roundabout and then take the second left into Deacon Way where the property will be found on the left hand side as the road bends left towards the end of the road.

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 (55 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

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

Local Authority

Cherwell District Council. Tax band B.

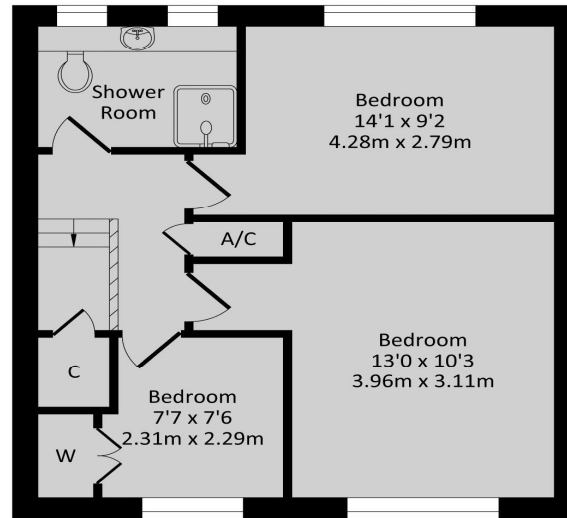
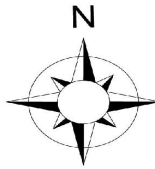
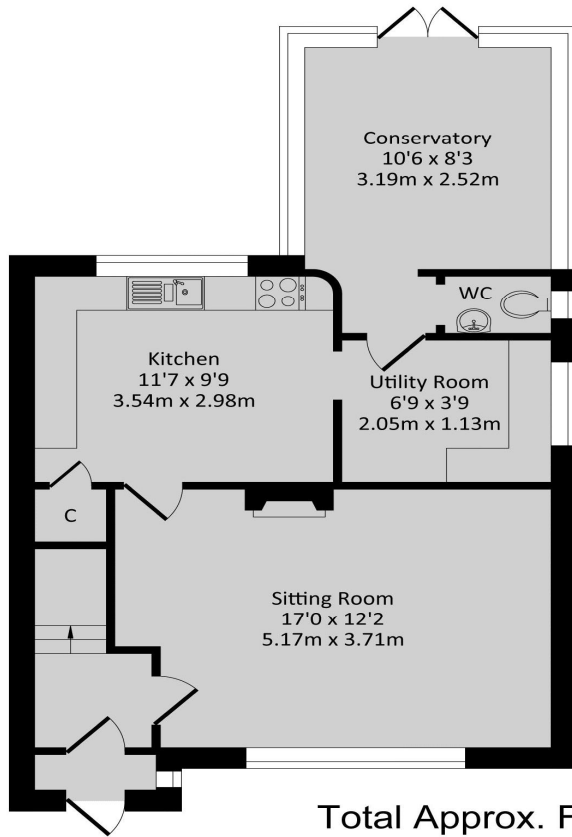
Viewing Arrangements

By prior arrangement with Round & Jackson. A freehold property.



Ground Floor
Approx. Floor
Area 561 Sq.Ft.
(52.10 Sq.M.)

First Floor
Approx. Floor
Area 448 Sq.Ft.
(41.60 Sq.M.)



Total Approx. Floor Area 1009 Sq.Ft. (93.70 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		83 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

The Office, Oxford Road, Banbury, Oxon, OX16 9XA
T: 01295 279953 E: office@roundandjackson.co.uk
www.roundandjackson.co.uk



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