



16 School View
Banbury



ROUND & JACKSON
ESTATE AGENTS



16 School View

Banbury, OX16 4SD

£300,000

A well presented three bedroom semi detached property with large rear garden and garage with driveway parking and located within walking distance of the train station and town centre.

The Property

16 School View, Banbury is a well presented three bedroom semi detached family home with large rear garden, garage and driveway parking. The property is located close to the town centre and train station. The living accommodation is arranged over two floors and is well laid out. On the ground floor there is an entrance hallway, sitting room, dining room, kitchen and cloakroom W.C. On the first floor there are three bedrooms and a family bathroom. Outside to the rear there is a garden which measures around 75 feet and a single garage. There is a driveway to the side for three vehicles and a lawned garden to the front of the property. We have prepared a floor plan to show the room sizes and layout, some of the main features include:

Entrance Hallway

Stairs rising to the first floor with doors leading to the ground floor rooms. Wood effect flooring and window to the front aspect.

Sitting Room

A spacious sitting room with two windows to the rear aspect and inset coal effect gas fire with wood effect flooring throughout.

Dining Room

A nice sized formal dining room with window to the front aspect and wood effect flooring. Currently used as an office but could also be used as a bedroom.

Kitchen

Fitted with a range of white coloured cabinets with worktops over and white tiled splash backs. There is an integrated electric oven, four ring gas hob and extractor hood above. There is space and plumbing for a washing machine and an inset one and a half bowl sink with drainer and heated towel rail. There is a cupboard housing the vaillant gas fired boiler and windows to the side aspect with further large under stairs storage cupboard and door leading into the rear lobby and W.C.

Rear Lobby with W.C

Door leading into the rear garden with an internal door leading into the W.C which has a newly fitted white suite comprising a toilet and hand basin with window to the rear aspect.

First Floor Landing

Window to the side aspect and doors leading to all first floor rooms. Loft hatch providing access to the roof space and large over stairs storage cupboard with shelving.

Bedroom One

A spacious double bedroom with window overlooking the rear garden.

Bedroom Two

A large double bedroom with window to the front aspect.

Bedroom Three

A small double bedroom with window to the rear aspect.



Family Bathroom

Fitted with a white suite comprising a panelled bath with mixer shower over, toilet and wash basin. There are white tiled splash backs, wood effect flooring and a heated towel rail with a window to the side aspect.

Garage

A prefabricated single garage with up-and-over door leading onto the driveway.

Outside

To the rear of the property there is a very large lawned garden with planted borders and two former vegetable garden areas. There is a concrete section adjoining the house and an outside water tap. To the side of the property there is a concreted driveway which provides off road parking for up to three vehicles and to the front there is a lawned garden with planted borders and a neat hedgerow fronting the road.

Directions

From Banbury town centre proceed in an easterly direction via Bridge street and continue into the Middleton road. Continue over the mini roundabout and over the zebra crossing. Turn right immediately after the zebra crossing into Howard Road and take the next right hand turn into Avenue Road. Continue along the road and into School View where Number 16 will be found on the left hand side after around 100 yards.

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 boiler is located in the kitchen.

Local Authority

Cherwell District Council. Tax band B.

Tenure

A freehold property.

Viewing arrangements

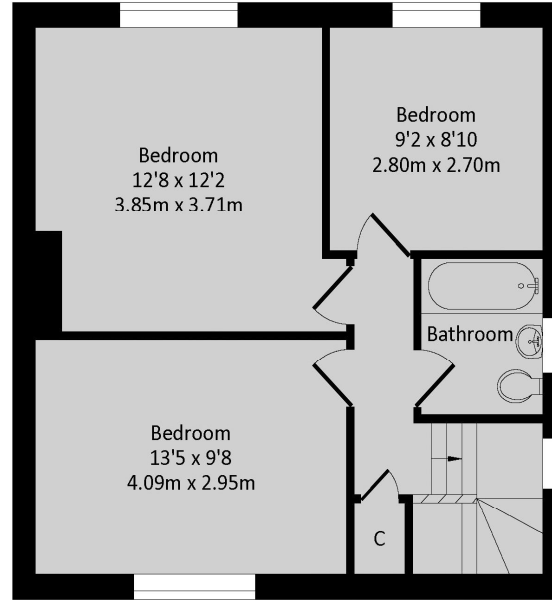
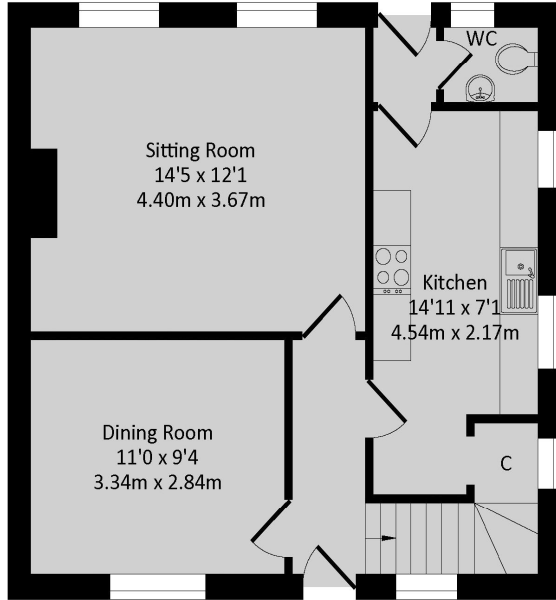
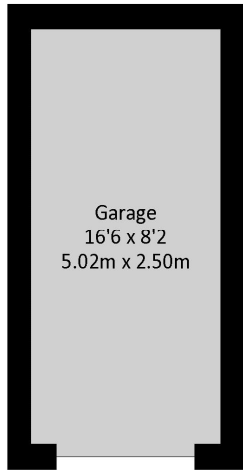
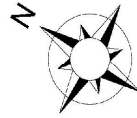
Strictly by prior arrangement with Round & Jackson.



Garage
Approx. Floor
Area 135 Sq.Ft.
(12.50 Sq.M.)

Ground Floor
Approx. Floor
Area 475 Sq.Ft.
(44.10 Sq.M.)

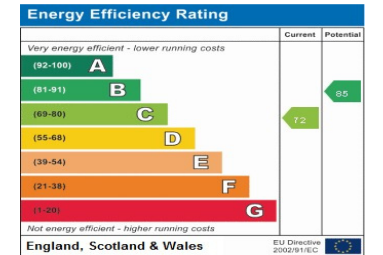
First Floor
Approx. Floor
Area 475 Sq.Ft.
(44.10 Sq.M.)



Total Approx. Floor Area 1085 Sq.Ft. (100.70 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.



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