



Evenlode
Banbury



ROUND & JACKSON
ESTATE AGENTS



15 Evenlode

Banbury, Oxon, OX16 1PQ

£250,000

A spacious and well presented three bedroom end of terrace house located close to a large communal green and a wide range of daily amenities.

The Property

15 Evenlode, Banbury is a well presented three bedroom property which is located on the northern side of town and close to a wide range of amenities which includes a parade of shops, a public house and primary and secondary schools. On the ground floor there is an entrance hallway, a cloakroom/WC, an open plan sitting/dining room and a kitchen. On the first floor there are two double bedrooms, a large single bedroom and a modern family bathroom. To the front of the property there is a large lawned garden and to the rear there is a paved garden with gated access to the rear passage. Within the rear garden there is a utility room. We have prepared a floorplan to show the room sizes and layout. Some of the main features include:

Entrance Hallway

A spacious hallway with wood effect flooring and doors to the sitting/dining room, kitchen and cloakroom.

Cloakroom/WC

Wash hand basin and W.C.

Sitting/Dining Room

A spacious dual aspect room with double doors to the garden and ample space for lounge and dining furniture.

Kitchen

Fitted with modern eye level cabinets and base units and drawers with work surfaces over. Inset circular sink, oven, cooking hob and extractor fan, space for a fridge/freezer and dishwasher. Window and door to rear.

First Floor Landing

Hatch to loft space and doors to all first floor accommodation.

Bedroom One

A double room with a window to the front.

Bedroom Two

A double room with a window to the rear.

Bedroom Three

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

Bathroom

Fitted with a modern suite comprising a jacuzzi bath, a wash hand basin with vanity unit and W.C. Modern tiling to the floor and walls.

Outside

To the front of the property there is a large lawned garden with a pathway leading to the front door. To the rear there is a walled garden which is low maintenance and predominantly paved and has a gate to the rear. Within the garden there is a brick built utility room with space and plumbing for a dishwasher



Directions

From Banbury town centre proceed via the Warwick Road and continue for approximately half of a mile turning right at the second roundabout into Ruscot Avenue. Turn left at the first roundabout into Longelandes Way and then take your first left into Evenlode. Take your first right hand turn and park where available. Proceed on foot through the alley next to the small electrical sub station towards the large green where the property will be found on your left.

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

All mains services connected.

Local Authority

Cherwell District Council. Tax band B.

Tenure

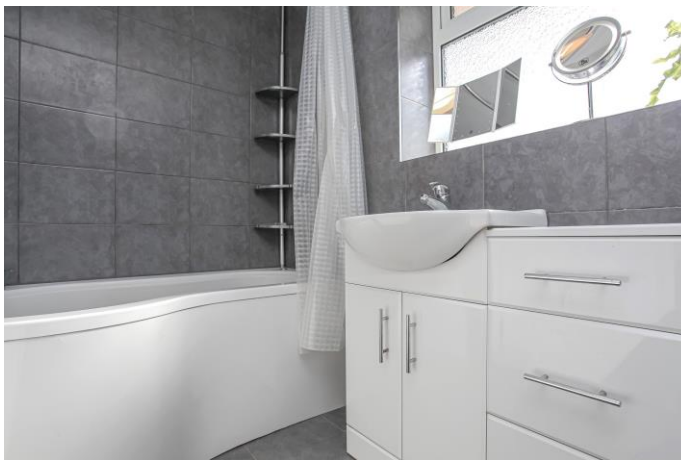
A freehold property.

Viewing Arrangements

Strictly by appointment with Round & Jackson.

Solar Panels

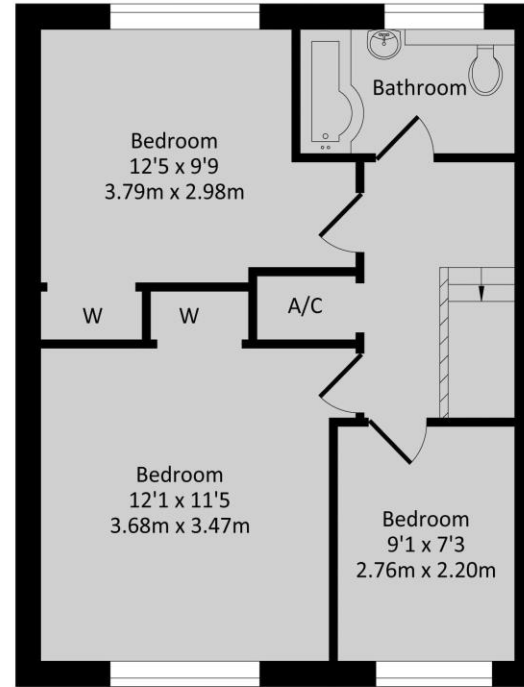
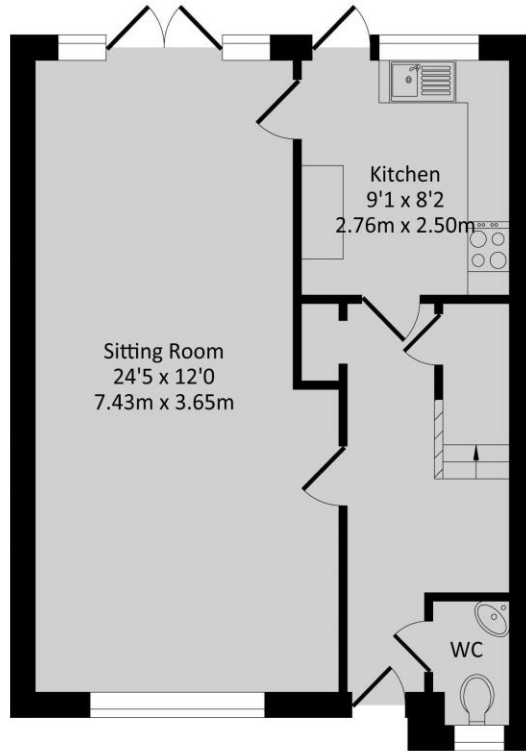
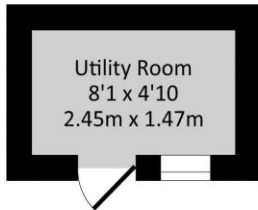
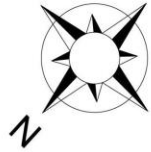
The current owners have rented the roof to "a shade greener" and have installed solar panels. The lease commenced in 2014. This information may be useful when choosing a mortgage lender.



Outbuilding
Approx. Floor
Area 39 Sq.Ft.
(3.60 Sq.M.)

Ground Floor
Approx. Floor
Area 460 Sq.Ft.
(42.70 Sq.M.)

First Floor
Approx. Floor
Area 456 Sq.Ft.
(42.40 Sq.M.)



Total Approx. Floor Area 955 Sq.Ft. (88.70 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		
69-80	C	76 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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