



Bloxham Road
Banbury



ROUND & JACKSON
ESTATE AGENTS



77 Bloxham Road

Banbury, OX16 9JS

£410,000

A beautifully presented and significantly extended three bedroom semi detached family home with very large rear garden and driveway parking for several vehicles and located on one of the most popular roads in Banbury.

The Property

77 Bloxham Road, Banbury is a beautifully presented and significantly extended three bedroom semi detached family home with large and very private rear garden which backs onto Easington Park and the property has ample driveway parking to the front. The property is located on a very popular road and is close to local schooling and amenities with the town centre a short walk away. 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 into the sitting room, dining room and W.C. Good quality wood effect flooring throughout.

Dining Room

A good sized and very bright formal dining room with window to the front aspect.

W.C

Fitted with a white suite comprising a toilet and hand basin with a large built-in cupboard and the wood effect flooring from the hallway continues.

Sitting Room

A superb and extremely large and very welcoming sitting room which forms part of a rear ground floor extension. There are two velux roof windows and french doors leading into the rear garden and there is a door leading into the kitchen. The room offers a pleasant outlook down the garden.

Kitchen/Breakfast Room with Utility

A good sized kitchen/breakfast room which forms part of the rear extension. The kitchen is fitted with a range of white fronted cabinets with worktops over and panelled splash backs. There is an inset sink with drainer and an integrated double electric oven with four ring gas hob and extractor hood above and integrated fridge freezer and slimline dishwasher. There is a door and window to the rear garden and also a further window to the side aspect. There is space for a small table and chairs and door leading into a useful utility room with space and plumbing for a washing machine, window to the front aspect and wall mounted Baxi gas fired boiler for the central heating system and hot water.

First Floor Landing

Doors to all first floor rooms and window to the side aspect.

Three Bedrooms

The master bedroom is a very large double room with window to the front aspect and large built-in storage cupboard. Bedroom two is a double bedroom with window overlooking the rear garden and fitted wardrobes to one wall. There is a loft hatch giving access to the roof space. Bedroom three is a good sized single bedroom with window overlooking the rear garden.



Family Bathroom

A very spacious bathroom which is fitted with a modern white suite comprising a P shaped bath, toilet and wash basin with vanity storage unit beneath. There is a window to the front aspect and floor to ceiling white tiled splash backs with tiled flooring throughout. There is a loft hatch giving access to the roof space.

Outside

To the rear of the property there is a large paved patio and block paved pathway leading to the end of the garden with a large lawned area to one side. The garden measures around 100 feet and is very private with established trees and shrubs and there is a gate at the foot of the garden which leads into Easington Park. There is a further large raised patio area at the foot of the garden and there are two wooden outbuildings that will remain. The garden has been lovingly maintained by the current owner and is a very pleasant place to spend time. To the front of the property there is a large block paved driveway giving off road parking for several vehicles with established plant and shrub borders and there is gated access to the side which leads to the rear garden.

Directions

From Banbury Cross proceed in a southerly direction along South Bar and at the traffic light controlled junction, turn right onto the Bloxham Road. Continue along this road where number 77 will be found on your left hand side just before the turning for Easington 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 the Town and many places of historical interest are within easy reach.

Services

All mains services connected.

Local Authority

Cherwell District Council. Tax band C.

Viewing Arrangements

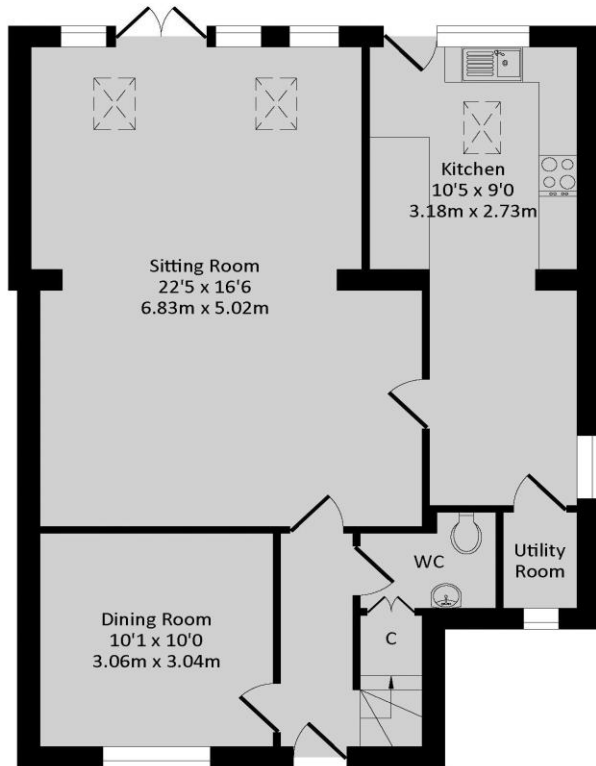
By prior arrangement with Round & Jackson.

Tenure

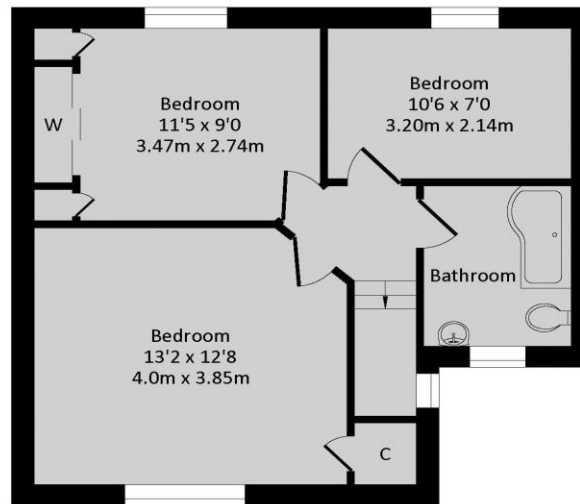
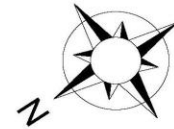
A freehold property.



Ground Floor
Approx. Floor
Area 719 Sq.Ft.
(66.80 Sq.M.)



First Floor
Approx. Floor
Area 451 Sq.Ft.
(41.90 Sq.M.)



Total Approx. Floor Area 1170 Sq.Ft. (108.70 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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		82
(69-80)	C		80
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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