



38 Cromwell Road  
Banbury, Oxon, OX16 0HH



ROUND & JACKSON  
ESTATE AGENTS





**A greatly extended and beautifully presented three bedroom semi detached house with off road parking and a beautifully landscaped rear garden.**

#### The property

38 Cromwell Road, Banbury is a greatly extended three bedroom semi detached house which is conveniently located just outside of the town centre and close to a wide range of amenities. The property is beautifully presented and has been extended to the rear to provide spacious and flexible accommodation over two floors. On the ground floor there is an entrance hallway, a cloakroom, two large reception rooms, a conservatory and a kitchen/breakfast room. On the first floor there is a central landing, three double bedrooms and a large family bathroom which is fitted with a modern suite. To the front of the property there is an impressed concrete driveway and to the rear there is a large private garden which is beautifully landscaped.

We have prepared a floorplan to show the room sizes and layout. Some of the main features include:

#### Entrance Hallway

Main entrance door to the front, stairs to the first floor and doors to the cloakroom and sitting room.

#### Cloakroom

Wash hand basin and W.C. Window to the front.

#### Sitting Room

A spacious room with wood laminate flooring, a window to the front with pleasant outlooks, a central fireplace and an entrance to the dining room.

#### Dining Room

Wood laminate flooring, space for a large table and chairs, a door to the side and a sliding door to the conservatory.

#### Conservatory

An ideal room to relax and entertain with double doors opening on to the rear garden.

#### Kitchen/Breakfast Room

Fitted eye level cabinets and base units and drawers with work surfaces over, a four ring hob with extractor over, a single oven, a sink and drainer, space for a dishwasher, fridge/freezer, washing machine and tumble dryer. There is also a large understairs storage cupboard and windows to the front and rear.

#### First Floor Landing

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

#### Bedroom One

A large double room with windows to the front and rear and built in wardrobes and airing cupboard.

#### Bedroom Two

A large double room with a window to the rear.

#### Bedroom Three

A double room with a window to the front and an original fireplace.



### Family Bathroom

A very spacious family bathroom fitted with a modern suite comprising a panelled bath, a shower cubicle, a wash hand basin and W.C. Window to the rear.

### Outside

To the front of the property there is an impressed concrete driveway which provides parking for two vehicles and there is gated access to the side. To the rear of the property there is a large private garden which is beautifully landscaped and predominantly laid to lawn with well stocked flower and plant borders and a variety of established trees. There is a paved patio adjoining the house and a further patio at the foot of the garden.

### 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.



### Directions

From Banbury town centre proceed on the Warwick Road B4100. Continue past the Police Station on the right hand side and continue straight ahead at the first two roundabouts and then turn left at the next roundabout onto Cromwell Road. Number 38 will be found on your right hand side opposite the turn for Beesley Road.

### Services

All mains services connected.

### Local Authority

Cherwell District Council. Tax band C.

### Viewing Arrangements

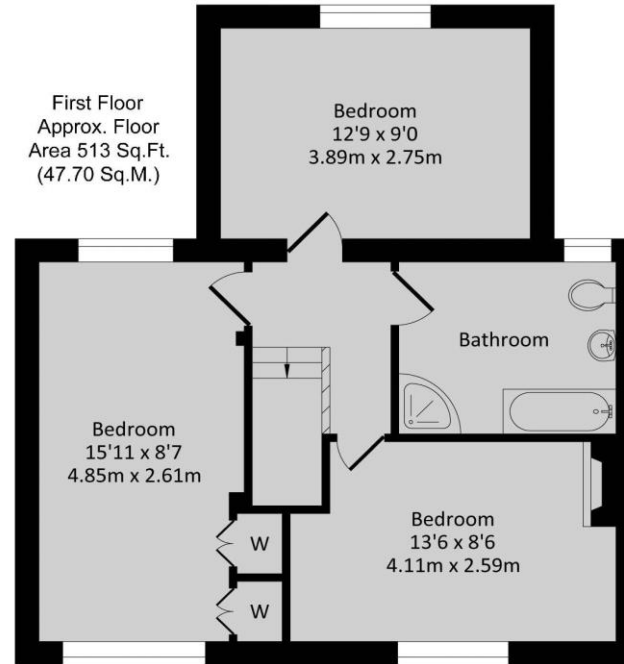
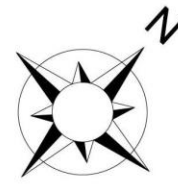
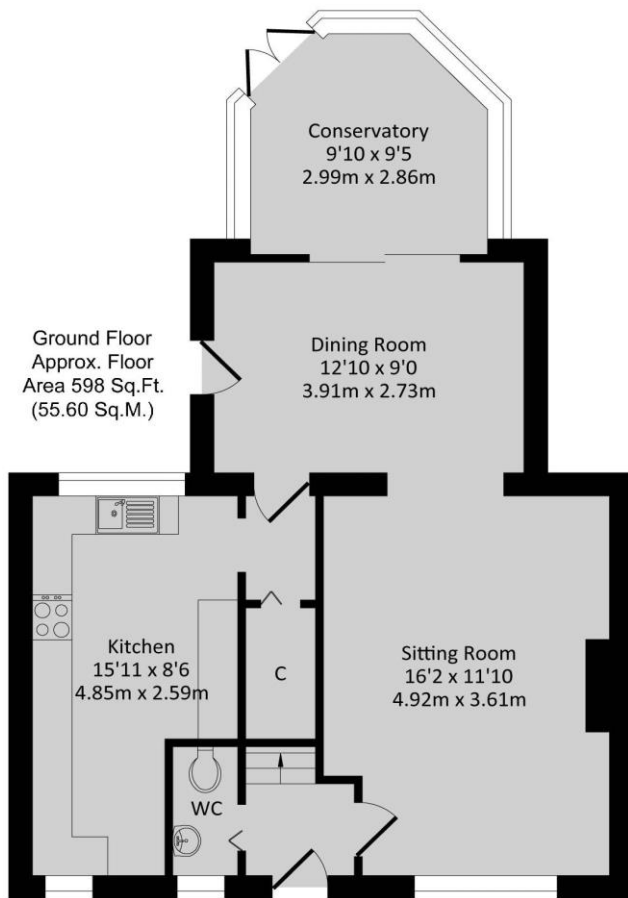
By prior appointment with Round & Jackson.

### Tenure

A freehold property.

**Asking Price £290,000**





## Total Approx. Floor Area 1111 Sq.Ft. (103.30 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.

**IMPORTANT NOTE TO PURCHASERS:** We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.

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