



Willow Road
Banbury



ROUND & JACKSON
ESTATE AGENTS



18 Willow Road

Banbury, Oxon, OX16 9EX

£320,000

A very pleasant two bedroom, semi detached bungalow with garage, parking and large rear garden located within a quiet cul-de-sac location on the south side of town. Available for sale with no onward chain.

The Property

18 Willow Road, Banbury is a two bedroom, semi-detached bungalow which is pleasantly located in a quiet cul-de-sac on the south side of town close to Bodicote village and a wide range of amenities. The property is well presented and has well planned accommodation with an entrance porch and sitting room to the front, a fitted kitchen to the side, a recently re-fitted modern shower room and two double bedrooms to the rear. Outside of the property to the front there is a driveway and a gravelled garden area and to the rear there is a large, secluded garden which is predominantly laid to lawn. We have prepared a floorplan to show the room sizes and layout. Some of the main features include:

Entrance Porch

Door leading into the sitting room and obscured glass window looking into the kitchen.

Sitting Room

A spacious reception room with a large window to the front aspect, doors leading to the kitchen and inner hallway and a central fireplace.

Kitchen

Fitted with a range of eye and base level white fronted units with worktops over. Dual aspect windows to the front and side of the property. Space for a cooker, space and plumbing for a washing machine and under counter fridge. Stainless steel sink with drainer, tiled splash backs and tiled flooring. There is a good sized larder cupboard and second cupboard housing the hot water tank with shelving above. Door leading onto the driveway to the side and wall mounted Worcester Bosch gas fired boiler.

Inner Hallway

Doors leading into both bedrooms and shower room.

Shower Room

Re-fitted with a modern white suite comprising a walk in double shower, vanity unit, W.C., and a heated towel rail and modern white tiling. Window to the side aspect.

Bedroom One

A double bedroom with built-in wardrobes and window overlooking the rear garden.

Bedroom Two

A small double room with window overlooking the rear garden.

Garage

Detached prefabricated garage with up-and-over door with window to the side aspect.

Outside

Outside to the rear there is a large and very pleasant garden which extends to approximately 80 feet in length with paved patio area and pathway. There are established shrubs to the borders and three separate lawned areas with gated access to the driveway and to the side. To the front of the property there is a low maintenance gravelled garden with established shrubs and bushes and a gated concrete driveway.

Directions

From Banbury Cross proceed along South Bar and into the Oxford Road. Continue past the hospital and Sainsbury's supermarket then bear left before the flyover bridge, signposted to Bodicote. Take the third exit off the roundabout onto Bankside then the third exit at the next roundabout into Sycamore Drive. Take the second road on the right which is Willow Road. Continue down, bear left where the road splits and number 18 will be found on your right hand side.

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 C.

Viewing arrangements

Strictly by prior arrangement with Round & Jackson.

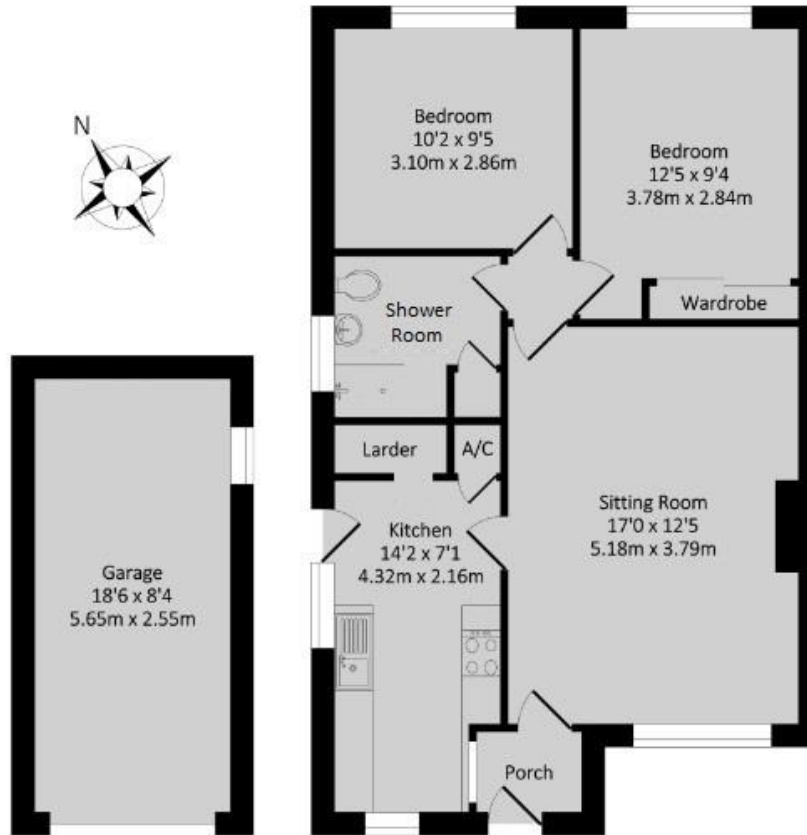
Tenure

A Freehold property



Garage
Approx. Floor
Area 155 Sq.Ft.
(14.40 Sq.M.)

Ground Floor
Approx. Floor
Area 629 Sq.Ft.
(58.42 Sq.M.)



Total Approx. Floor Area 784 Sq.Ft. (72.82 Sq.M.)
All items illustrated on this plan are included in the "Total Approx Floor Area"



Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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