



102 Bankside

Banbury, Oxfordshire, OX16 9SY



ROUND & JACKSON  
ESTATE AGENTS









**An extended and well presented three bedroom semi detached house with a large rear garden, a garden room/office and single garage. The property is located within the sought after Cherwell Heights development close to the town centre and a wide range of amenities.**

#### The property

102 Bankside, Banbury is an extended three bedroom semi detached house which is conveniently located for the town, centre, train station and wide range of amenities. The property has been extended on the ground floor to create excellent living accommodation which includes an entrance porch and hallway, a cloakroom, an open plan sitting/dining/family room and an extended kitchen. On the first floor there is a landing with airing cupboard, two double bedrooms, a single bedroom and a family bathroom. To the front of the property there is a lawned garden which is pleasantly landscaped and has a stepped pathway to the front door. To the rear there is a beautifully landscaped garden which is predominantly laid to lawn with a paved patio adjoining the house and well stocked flower and plant borders. There is a timber garden room/home office within the garden and a door giving access to the single garage and driveway which accessed via Spinney Drive at the rear.

#### Porch

Door to the side and main entrance door to the hallway.

#### Hallway

A spacious hallway with stairs to the first floor, two storage cupboards and doors to the shower room and sitting room.

#### Shower Room

Single shower cubicle, wash hand basin and WC.

#### Sitting/Dining/Family Room

A very large open plan room with ample space for a range of furniture, a bay window to the front, a door to the kitchen and a sliding door to the rear garden.

#### Kitchen

Fitted with modern eye level cabinets and base units and drawers with work surfaces over. Inset four ring gas hob with extractor over, one and a half bowl sink and drainer, space for a fridge/freezer, dishwasher and washing machine. Window to the rear and a door to the side.

#### First Floor Landing

Hatch to loft space, window to the side, an airing cupboard and doors to all first floor accommodation.

#### Bedroom One

A double room with built in wardrobes and a window to the front with pleasant outlooks.

#### Bedroom Two

A double room with a window to the rear.

#### Bedroom Three

A single room with a window to the front with pleasant outlooks.

#### Bathroom

Fitted with a traditional style suite comprising a panelled bath with a shower over, a wash and basin and WC. Tiled walls, heated towel rail, window to the rear.

#### Outside

To the front of the property there is a lawned garden which is pleasantly landscaped and has a stepped pathway to the front door. To the rear there is a beautifully landscaped garden which is predominantly laid to lawn with a paved patio adjoining the house and well stocked flower and plant borders. There is a timber garden room/home office within the garden and a door giving access to the single garage and driveway which accessed via Spinney Drive at the rear.



### Garden Room

An ideal office space for those working from home or possible garden room.

### Garage

A single garage accessed via Spinney Drive with an up and over door to the front and a personal door to 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 (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. Cherwell Heights is a popular residential development located on the south side of Banbury and within walking distance of the town centre and train station. There are many amenities within the development which include two primary schools, a Co-Op convenience store, St. Louis Meadow Park, a dental surgery, an opticians, a fish and chip shop, a Chinese takeaway and The Chatsworth pub and restaurant.

### Directions

From Banbury Cross take the High Street and continue into George Street then turn right at the traffic lights. Turn left at the next set of traffic lights into Swan Close Road then take the second left into Bankside. Continue along the road for around 700 yards where number 102 will be found on your right hand side shortly after passing the turn for Spinney Drive.

### Services

All mains services connected.

### Local Authority

Cherwell District Council. Tax band C.

### Viewing Arrangements

Strictly by prior arrangement with Round & Jackson

### Tenure

A freehold property

**Asking Price - £339,950**





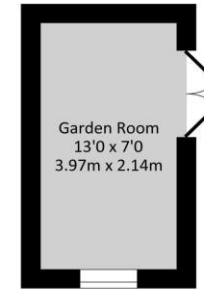
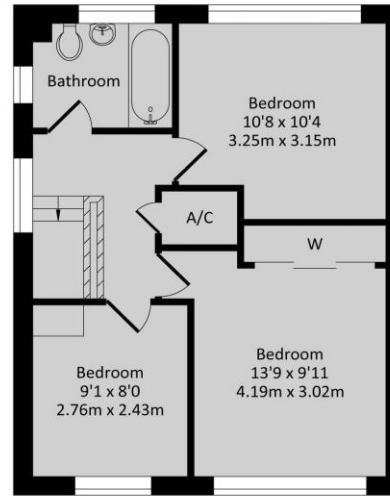
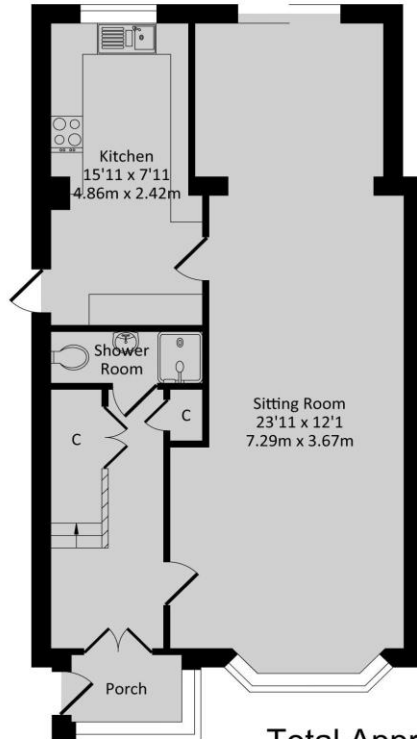


Garage  
Approx. Floor  
Area 143 Sq.Ft.  
(13.30 Sq.M.)

Ground Floor  
Approx. Floor  
Area 621 Sq.Ft.  
(57.70 Sq.M.)

First Floor  
Approx. Floor  
Area 435 Sq.Ft.  
(40.40 Sq.M.)

Outbuilding  
Approx. Floor  
Area 91 Sq.Ft.  
(8.50 Sq.M.)



**Total Approx. Floor Area 1290 Sq.Ft. (119.90 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		
55-68	D	66 D	78 C
39-54	E		
21-38	F		
1-20	G		

**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.

Banbury - The Office, Oxford Road, Banbury, Oxon, OX16 9XA

T: 01295 279953 E: office@roundandjackson.co.uk

Bloxham - High Street, Bloxham, Oxon, OX15 4LU

T: 01295 720683 E: office@roundandjackson.co.uk

[www.roundandjackson.co.uk](http://www.roundandjackson.co.uk)

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