



Bourton Road
Banbury



ROUND & JACKSON
ESTATE AGENTS



28 Bourton Road

Banbury, Oxon, OX16 2DD

£345,000

A superb, three bedroom family home with beautifully presented accommodation, off road car parking and a south facing rear garden which is located on this well regarded development on the northern side of town.

The Property

28 Bourton Road, Banbury is a fantastic three bedroom, semi-detached family home located on the northern side of town. The property was built by Ashberry Homes in 2017 and benefits from having the remainder of the NHBC warranty in place. The accommodation is spacious and is arranged over two floors with the ground floor featuring an entrance hallway, cloakroom, sitting room and kitchen/diner leading to the south facing rear garden. The first floor comprises of three bedrooms with an en-suite shower room to the master bedroom and a family bathroom. Outside to the front of the property there is a lawned garden with established shrubs and a pathway leading to the front door and two allocated parking spaces. To the rear is a beautifully presented south facing garden which is predominantly laid to lawn with patio and decked seating areas.

We have prepared a floor plan to show the room sizes and layout, some of the main features include:

Entrance Hallway

A central hallway with doors to all ground floor accommodation and stairs rising to the first floor.

Cloakroom

Fitted with a W.C and wash hand basin, Amtico flooring with a window to the front aspect.

Sitting Room

A spacious reception room with two Sash windows to the front aspect.

Kitchen/Diner

Fitted with a range of eye level cabinets and base units and drawers with work surfaces over, inset sink and draining board, four ring gas hob with extractor hood above. There is an integrated dishwasher, washing machine, fridge/freezer and single oven along with a useful understairs storage cupboard. Within the dining area there is ample space for dining furniture. Window and double doors leading to the rear garden.

First Floor Landing

Doors to all first floor accommodation, hatch to loft space and an airing cupboard housing the hot water cylinder.

Bedroom One

A large double bedroom with two Sash windows to the front aspect and door to the en-suite.

En-suite

Fitted with a wash hand basin, shower cubicle and W.C with tiled flooring and splashbacks.

Bedroom Two

A double bedroom with a window to the rear aspect.

Bedroom Three

A good sized single bedroom with a window to the rear aspect.



Family Bathroom

Fitted with a white suite comprising a panelled bath with shower over, W.C and wash hand basin. Window to the front aspect.

Outside

To the front of the property there are two allocated parking spaces and a small lawned garden with a path leading to the front door. To the rear there is a south facing, private garden with a lawned area, a patio seating area adjoining the house and to the side along with a pathway leading to a decked area and pergola which is currently being occupied by the owners hot tub.

Directions

From Banbury Cross proceed in a northerly direction on the A361 Horsefair/North Bar Street. Continue straight ahead at the traffic light controlled crossroads staying on the A361 Southam Road. Take the second exit at the roundabout sign posted for Southam on the A423. Go straight ahead at the next roundabout and continue for approximately 1/2 mile and turn right for Bourton Road. Continue for a short distance and turn right at the second turning where number 28 will be found after a short distance 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.

Local Authority

Cherwell District Council. Tax band D.

Viewing arrangements

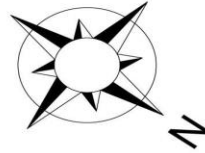
Strictly by prior arrangement with Round & Jackson.

Agents Notes

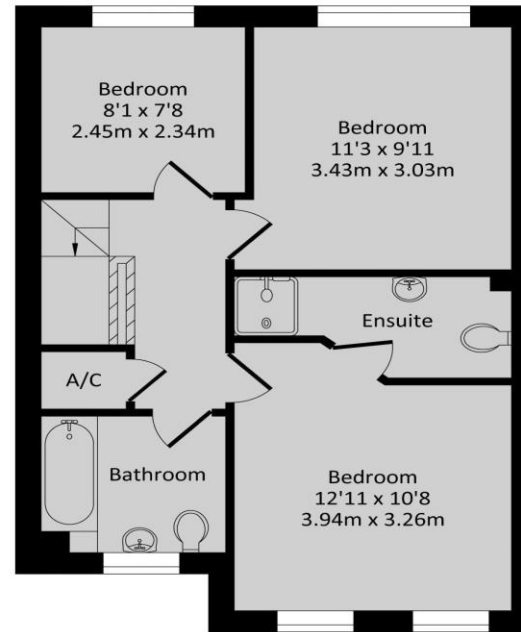
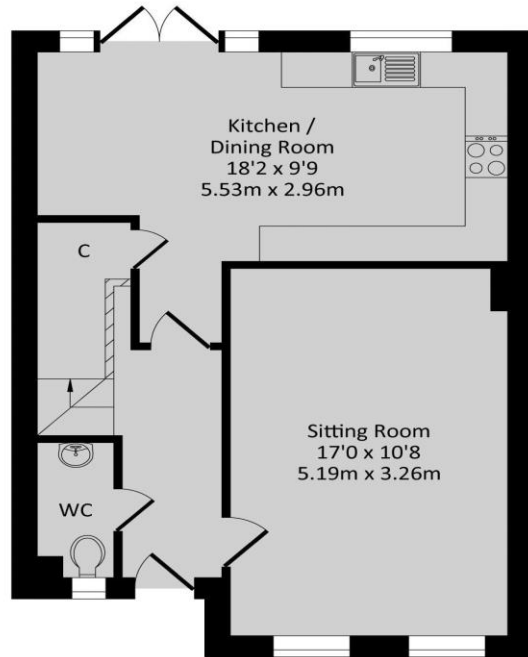
We understand that there is an annual service charge of £115.



Ground Floor
Approx. Floor
Area 471 Sq.Ft.
(43.80 Sq.M.)



First Floor
Approx. Floor
Area 471 Sq.Ft.
(43.80 Sq.M.)



Total Approx. Floor Area 942 Sq.Ft. (87.60 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		96 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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