



Wilson Road
Banbury



ROUND & JACKSON
ESTATE AGENTS

www.roundandjackson.co.uk



18 Wilson Road

Banbury, OX16 1JE

£345,000

A three bedroom, Bloor built, semi-detached family home with a good size garden, garage and driveway parking for several vehicles. No onward chain with this property.

The Property

18 Wilson Road, Banbury is a Bloor built, three-bedroom semi-detached family home with a good size and quite private rear garden, a garage and driveway parking for several vehicles. The property has large windows giving a very bright and airy feel throughout and the property is around 2 years old and has the remainder of the 10 year NHBC warranty from new. The property has a favourable location within the development, close to a pleasant green and open countryside just around the corner. The living accommodation is arranged over two floors and is well laid out. On the ground floor there is a spacious hallway, sitting room, cloakroom W.C and a kitchen diner. On the first floor there is a landing, three well balanced bedrooms (en-suite to main bedroom) and a family bathroom. Outside there is a good size garden with artificial lawn and there is a single garage with driveway parking for several vehicles. We have prepared a floorplan to show the room sizes and layout, some of the main features include:

Entrance Hallway

A very welcoming hallway with doors to all ground floor rooms and stairs rising to the first floor. There is a large built-in storage cupboard and good quality oak effect LVT flooring is fitted throughout.

Cloakroom W.C

Fitted with a white suite comprising a toilet and hand basin. There is a heated towel rail and the quality LVT flooring from the hallway continues.

Living Room

A good-sized sitting room offering a pleasant outlook over green space and dual aspect windows. There is plenty of space for furniture and sofas.

Kitchen/Diner

A really bright and airy room with dual aspect windows and French doors leading into the rear garden. The dining area has plenty of space for a table and chairs and the good quality LVT flooring from the hallway continues throughout. The kitchen area is fitted with a range of white cabinets with wood effect worktops and there is an inset one and a half bowl sink with drainer. There are a range of integrated appliances including a double electric oven, 4 ring electric hob and extractor hood, fridge-freezer, dishwasher and there is space and plumbing for a washing machine. Cupboard housing the Ideal gas fired boiler.

First Floor Landing

Doors leading to all the first floor rooms and a large built-in storage cupboard with hanging rails. Loft hatch providing access to the roof space.

Bedroom One

A double bedroom with a window to the rear aspect, space for wardrobes and there is a door leading into the en-suite. The large en-suite is fitted with a double shower cubicle, toilet and wash basin. The shower cubicle has a rainfall shower and further hand-held attachment. There are attractive tiled splashbacks, tiled flooring and there is a heated towel rail and window to the front aspect.

Bedroom Two

A double bedroom with dual aspect windows to the front and side. Plenty of space for a wardrobe and other furniture.

Bedroom Three

A good size single bedroom with a window to the side aspect and plenty of space for a wardrobe and other furniture.



Family Bathroom

Fitted with a white suite comprising a panelled bath, toilet and wash basin. The current owners have upgraded the fittings in the 2 years that they have lived here. There is a high-quality rainfall shower over the bath along with other attractive black coloured fittings and a heated towel rail. There are attractive tiled splashbacks, tiled flooring and there is a window to the front aspect.

Garage

A single garage with up-and-over door leading onto the driveway.

Outside

To the rear of the property there is a good sized garden with an artificial lawn. There is a paved patio adjoining the house and an outside power socket and tap fitted. There is gated access at the foot of the garden which leads to the garage and driveway. The driveway provides off-road parking for several vehicles. To the front of the property there are pretty, well stocked borders which run across the front and side of the property with well chosen shrubs and bushes.

Directions

From Banbury Cross proceed via North Bar Street and turn left into the Warwick Road. Continue for approximately one and a half miles and at the traffic lights near the Barley Mow Public house turn left onto the Stratford Road. Take the next left hand turn into Bretch Hill and then take the second right into George Parish Road and then left into Tony Humphries Road. Continue along this road as it changes to Bailey Road and then Wilson Road where Number 18 will be found on your right just before the green.

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.

Estate Charge

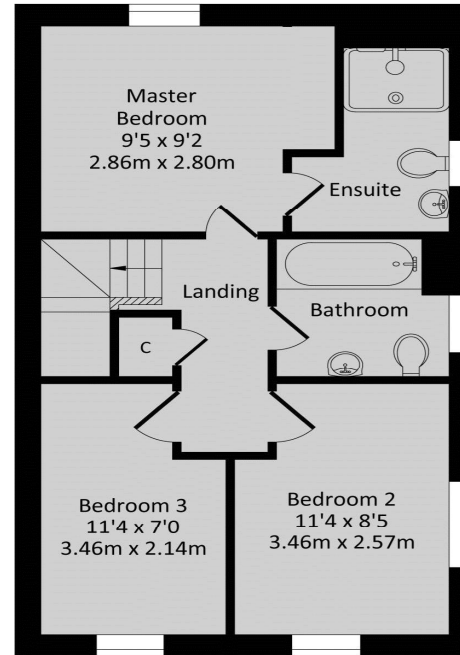
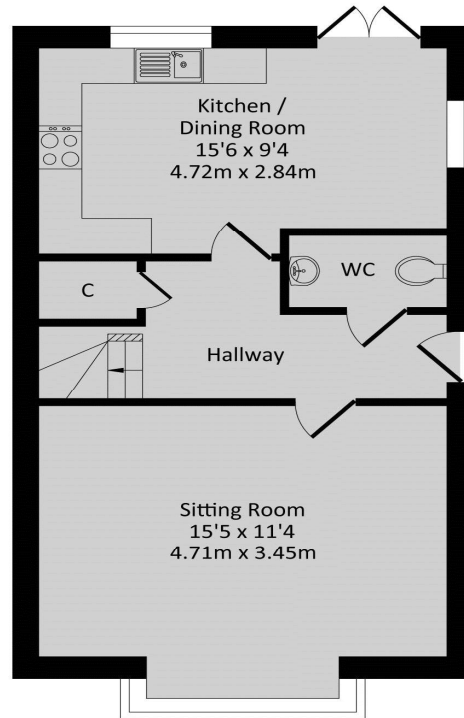
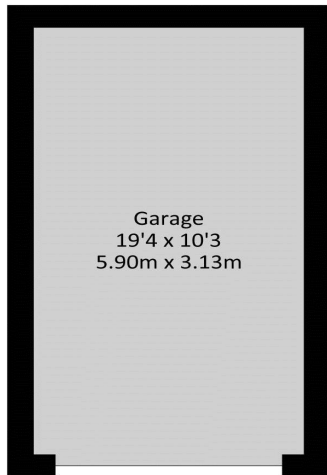
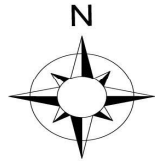
There is an estate charge of £170.00 per annum.



Garage
Approx. Floor
Area 199 Sq.Ft.
(18.50 Sq.M.)

Ground Floor
Approx. Floor
Area 406 Sq.Ft.
(37.80 Sq.M.)

First Floor
Approx. Floor
Area 412 Sq.Ft.
(38.20 Sq.M.)



Total Approx. Floor Area 1017 Sq.Ft. (94.50 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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