



St. Annes Road
Banbury



ROUND & JACKSON
ESTATE AGENTS



12 St. Annes Road

Banbury, OX16 9EE

£330,000

A very well presented two bedroom, semi-detached bungalow with a large, low maintenance rear garden and driveway parking. Located on the popular Timms Estate on the south side of town.

The Property

12 St. Annes Road, Banbury is a very well presented and well cared for, two bedroom, semi-detached bungalow with a good size and immaculately presented rear garden and driveway parking to the front. The property comes to market with no onward chain and is ready to be moved into. The bungalow is located on a quiet road within the popular Timms Estate on the southern side of town. The living accommodation is arranged over ground floor level and is well laid out. There is a spacious hallway, sitting room, kitchen, conservatory, bathroom and two double bedrooms. Outside to the rear there is a large, low maintenance garden mainly laid to gravel with many, well chosen shrubs and bushes and a paved patio area. The front there is a further gravelled garden with more established planting and there is a paved driveway. There are paved access ramps in place to the front and rear doors, ideal for wheelchair users or those who find walking difficult. We have prepared a floor plan to show the room sizes and layout, some of the main features include:

Entrance Hallway

A spacious hallway with doors leading off to all rooms. There is a loft hatch to the roof space and a built-in shelved storage cupboard.

Sitting Room

A very pleasant sitting room with a window to the front aspect and there is a central fireplace with an inset, coal effect gas fire fitted.

Kitchen

Fitted with a range of wooden cabinets which are in fantastic condition and have worktops over. There are tiled splash backs and there is an inset sink with drainer. There is an integrated oven and grill, along with an integrated four ring gas hob and extractor hood. The kitchen has space and plumbing for a washing machine and space for a fridge freezer and there is a sliding door leading into the conservatory and there is a further window to the side aspect.

Conservatory

A really lovely addition to the property which overlooks the rear garden and has fitted window blinds and a fitted radiator. There is a door leading into the rear garden.

Bedroom One

A large double bedroom with a window to the rear aspect and there is plenty of space for furniture.

Bedroom Two

A double bedroom which is currently being used as a dining room with dual aspect windows to the front and side.

Bathroom

Fitted with a modern white suite comprising a panelled bath, toilet and wash basin. There are attractive tiled splash backs, vinyl flooring and there is a heated towel rail fitted. Window to the side aspect.



Outside

To the rear of the property there is a large and very beautiful, low maintenance gravelled garden that has been impeccably cared for by the current owner. There is a paved patio adjoining the house which also continues to the side aspect where there is an outside tap and a useful shed, with power connected. The garden has high-quality paved sections and many well chosen, well stocked planted areas offering a wide range of shrubs and bushes. There is a shed at the foot of the garden along with a further paved area for sun lovers. There is gated access to the front of the property where there is a paved driveway and gravelled area, with more pretty planted areas. The front and rear doors both have paved ramps in place aiding easy access.

Directions

From Banbury Cross proceed south via South Bar Street and continue into the Oxford Road. Having passed Sainsbury's supermarket take the next right hand turn into Grange Road then take the left hand turn into Timms Road. St Anne's Road is the first turn on your left and the property will be found on your right after a short distance.

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 loft.

Local Authority

Cherwell District Council. Tax band D.

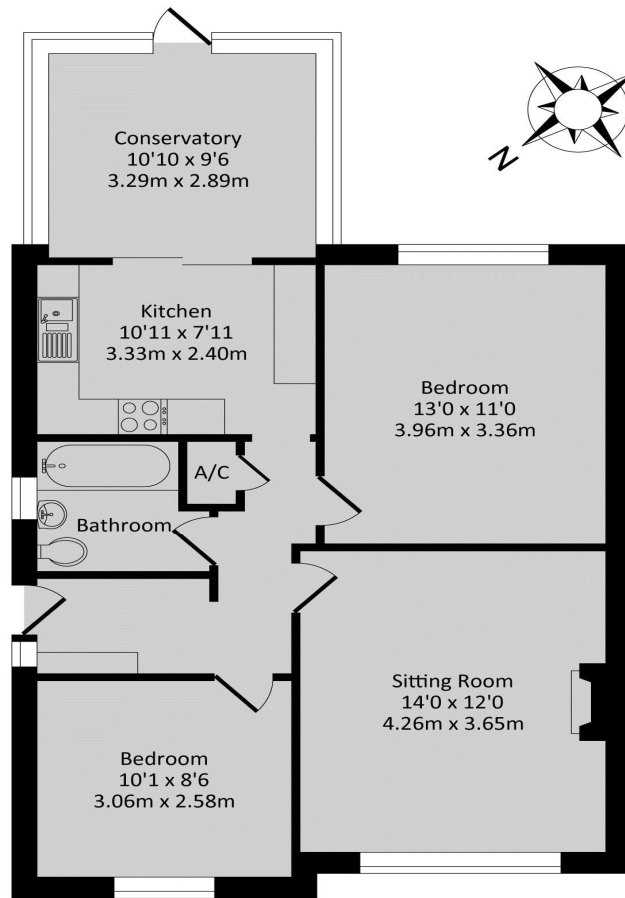
Viewings

By prior arrangement with Round & Jackson.

Tenure

A freehold property.





Total Approx. Floor Area 722 Sq.Ft. (67.10 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		83 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

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