



Cherry Road
Banbury



ROUND & JACKSON
ESTATE AGENTS



18 Cherry Road

Banbury, Oxon, OX16 0RL

£280,000

A spacious three bedroom semi detached house with off road parking and a large rear garden located in a cul de sac location and close to amenities.

The Property

17 Cherry Road, Banbury is a spacious three bedroom semi detached house which is located at the end of a small cul-de-sac and close to amenities. On the ground floor there is an entrance hallway, a sitting room, a kitchen/dining room and a covered passageway giving access to a cloakroom, two useful stores. On the first floor there is a landing, three bedrooms, a bathroom and separate cloakroom. To the front of the property there is a driveway which provides parking for two vehicles and to the rear there is a large garden.

Hallway

Main entrance door to the front and stairs to the first floor.

Sitting Room

A spacious room with a window to the front and a central fireplace.

Kitchen/Dining Room

Fitted with a range of eye level cabinets and base units and drawers with work surfaces over and an inset sink and draining board. Integrated oven and hob, space for a fridge/freezer and space for dining furniture. Window to the rear and a door to the utility.

Utility Room

Eye level cabinets and base units and drawers, fitted work surfaces, sink and draining board, space for a washing machine.

Passageway

A useful passage giving access to the front and rear.

Cloakroom

Low level W.C. Window to the side.

Store Rooms

Two useful store rooms located just off the passageway.

Landing

Hatch to loft space and doors to all first floor accommodation.

Bedroom One

A double room with a window to the front.

Bedroom Two

A double room with a window to the rear.

Bedroom Three

A single room with a window to the front.

Bathroom

Fitted with a modern shower bath, low level W.C. tiling to walls and a window to the rear.

Cloakroom

Low level W.C. Window to the side.

Outside

To the front of the property there is a driveway which provides parking for two vehicles and there is a sloped pathway to the front door. There is a large garden at the rear which is laid to lawn with flower and plant borders and number of beds for growing vegetables.

Directions

From Banbury Cross proceed in a northerly direction via Horsefair and North Bar Street turning left at the cross road traffic lights on to the Warwick Road. Continue for approx 3/4 mile and turn left at the roundabout into Orchard Way. At the next round about take the third exit onto the Fairway and continue for approximately 800 yards. Cherry Road will be found on your left hand side opposite the parade of shops, continue into the road and bear left where the property will be found at the end of the road.

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 are connected.

Local Authority

Cherwell District Council. Council tax band B.

Viewings Arrangements

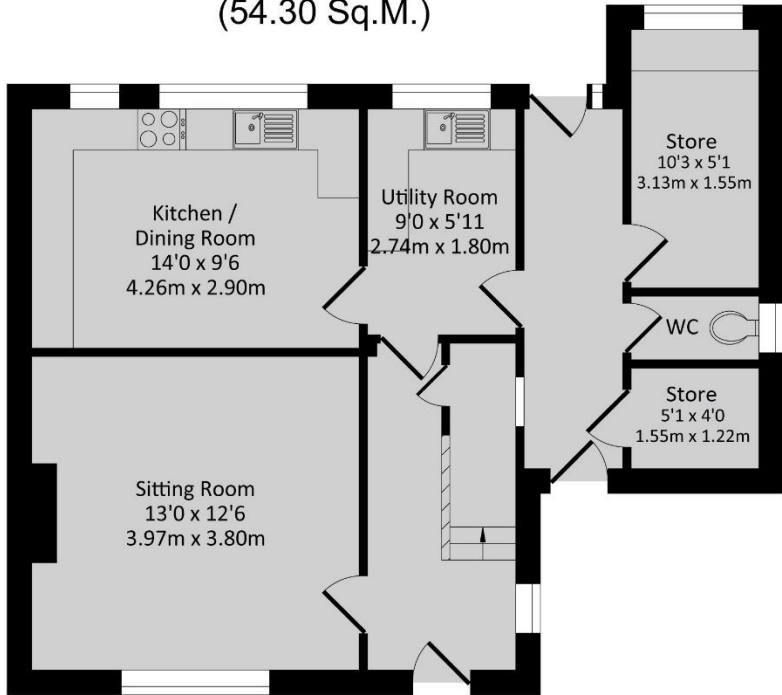
By prior arrangement with Round & Jackson

Tenure

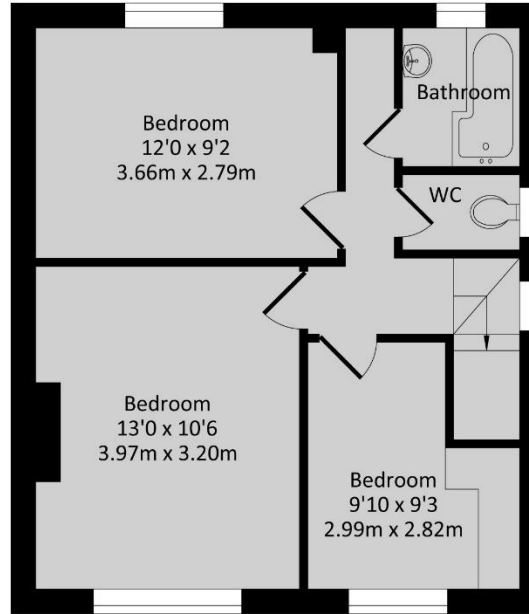
A Freehold property



Ground Floor
Approx. Floor
Area 584 Sq.Ft.
(54.30 Sq.M.)



First Floor
Approx. Floor
Area 429 Sq.Ft.
(39.90 Sq.M.)



Total Approx. Floor Area 1013 Sq.Ft. (94.20 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		85 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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