



Woodfield
Banbury



ROUND & JACKSON
ESTATE AGENTS



47 Woodfield

Banbury, Oxon, OX16 1PS

£245,000

A spacious three bedroom mid terrace house with gardens to the front and rear and close to shops and amenities located on the northern side of town. Available for sale with no onward chain.

The Property

47 Woodfield, Banbury is a spacious three bedroom terraced house which is available for sale with no onward chain. The property is located on the northern side of Banbury and is close to a wide range of amenities and both primary and secondary schooling. The accommodation is arranged over two floors with an entrance hallway, cloakroom, kitchen and large sitting/dining room on the ground floor. On the first floor there are two double bedrooms, a single bedroom and a shower room. Outside of the property there are gardens to the front and rear. 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 stairs rising to the first floor, a storage cupboard and doors to all ground floor accommodation.

Cloakroom/W.C

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

Kitchen

Fitted with eye level cabinets and base units and drawers, fitted work surfaces, sink and draining board, space and plumbing for a washing machine, fridge/freezer, free standing oven with a fitted extraction hood over. There is a window to the rear aspect and door leading to the rear garden.

Sitting/Dining Room

A very spacious dual aspect room with a window to the front and sliding doors to the rear garden. There is ample space for a range of living and dining furniture.

First Floor Landing

Hatch to loft space, airing cupboard housing the boiler and doors to all first floor accommodation.

Master Bedroom

A double room with a window to the front and a built in double wardrobe.

Bedroom Two

A double room with a window to the rear aspect.

Bedroom Three

A single room with a window to the front aspect.

Shower/Wet Room

Fitted with W.C, wash hand basin and electric shower with a window to the rear aspect.



Outside

To the front there is an enclosed garden which is laid to lawn with hedge borders and a path leading to the front door. To the rear there is a private garden with patio seating areas and established shrub and flower beds, a brick built shed and gated rear access. There is ample on street parking to the side and rear of the terrace.

Directions

From Banbury town centre follow the Warwick Road and continue for half of a mile turning right at the second roundabout into Ruscote Avenue. Turn left at the first roundabout into Longelandes Way. Continue through the chicane and over the mini roundabout then take the second left hand turn into Woodfield. The property is located on the fifth terrace on the left hand side. Park where available and continue on foot to the fifth terrace where the property will be found 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. The gas fired boiler is located in the upstairs airing cupboard.

Local Authority

Cherwell District Council. Tax band B.

Viewing Arrangements.

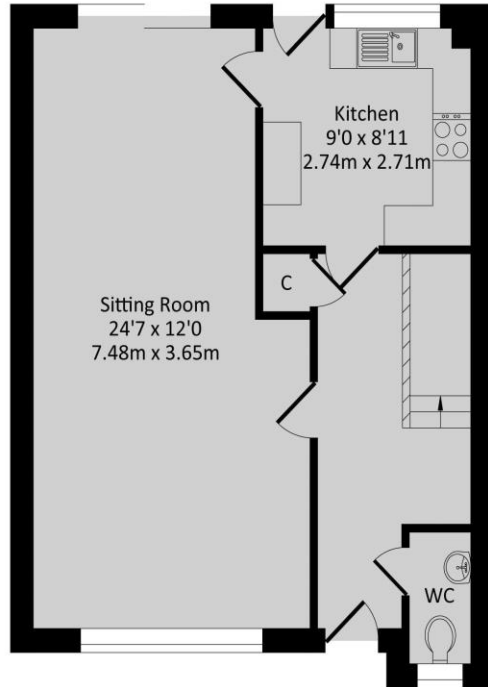
By prior arrangement with Round & Jackson

Tenure

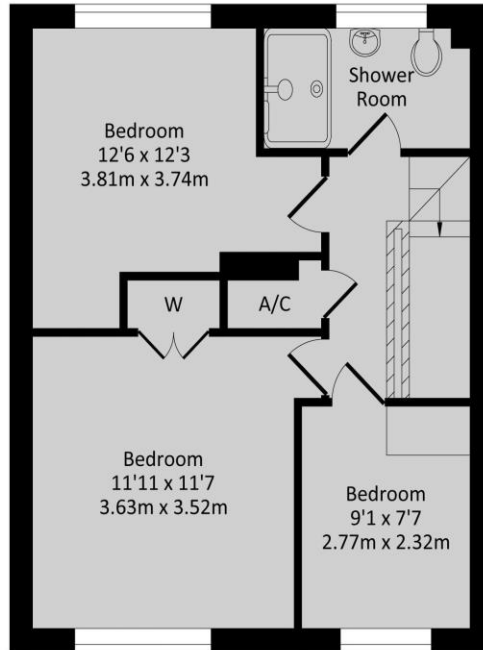
A freehold property.



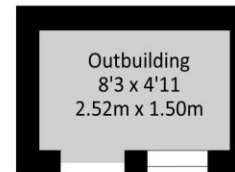
Ground Floor
Approx. Floor
Area 468 Sq.Ft.
(43.50 Sq.M.)



First Floor
Approx. Floor
Area 465 Sq.Ft.
(43.20 Sq.M.)



Outbuilding
Approx. Floor
Area 41 Sq.Ft.
(3.80 Sq.M.)



Total Approx. Floor Area 974 Sq.Ft. (90.50 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		
81-91	B		86 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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