



Addison Road  
Banbury



ROUND & JACKSON  
ESTATE AGENTS



# 7 Addison Road

Banbury, OX16 9DG

£375,000

An extended and well-presented four bedroom family home with a large garden, located in a sought after road close to local schools and amenities.

## The Property

7 Addison Road is a superb home in a popular location. The property boasts character 1930's features along side modern fittings and an extension, creating an ideal family home. There is a lovely, large rear garden and a double driveway to the front. The accommodation comprises an entrance hall, a sitting room with a bay window and an open fireplace, a dining room looking out to the rear garden, a well appointed kitchen and a very useful utility room, a first floor landing, an extended family bathroom, two double bedrooms and two single bedrooms.

## Entrance Hallway

Door to front, stairs to first floor, downstairs storage cupboard, doors to;

## Sitting Room

A characterful room with exposed floorboards, a bay window to the front, an open fireplace with a cast iron surround and tiled hearth, picture rails.

## Dining Room

A second reception room with a door and windows to the rear garden, exposed floorboards, a feature fireplace with a gas fire inset and an Adams style surround, picture rails, wall mounted gas fired boiler.

## Kitchen

Fitted with a range of oak effect fronted wall and floor cabinets with a one and half bowl sink and drainer unit, space for cooker with extractor unit over, space for appliances, window and door to the rear garden, wood laminate flooring, door to;

## Utility Room

A spacious utility room with a door to the front, built in wall cabinet with worksurface and space and plumbing for laundry appliances, eye level shelving and wood laminate flooring.

## Landing

Hatch to the loft, doors to;

## Bedroom One

A large double bedroom with a bay window to the front, exposed floorboards.

## Bedroom Two

A double bedroom with extensive fitted wardrobes and a window overlooking the rear garden.

## Bedroom Three

A single bedroom forming part of the extension with a window to the front and a built in wardrobe/cupboard.

## Bedroom Four

A single bedroom with a window to the front.

## Family Bathroom

An extended bathroom comprising a modern white suite comprising a WC, wash basin, walk in shower and a large bath, tiled splashbacks, obscure glazed window to the rear.

## Rear Garden

A large and very well maintained garden, mostly laid to lawn with a seating area accessed from the kitchen and dining room, flower and shrub beds, a raised pond and a patio, garden shed.

### Driveway

A block paved driveway with space for two cars.

### Directions

From Banbury Cross proceed southwards via South Bar Street and continue into the Oxford Road. Head out of the town and past Sainsbury's supermarket then take the next right into Grange Road. Addison Road is the third turn on the right, number 7 will be found on the right hand side 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.

### Local Authority

Cherwell District Council. Tax band C.

### Viewing arrangements

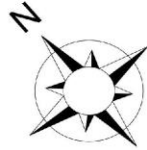
Strictly by prior arrangement with Round & Jackson.

### Tenure

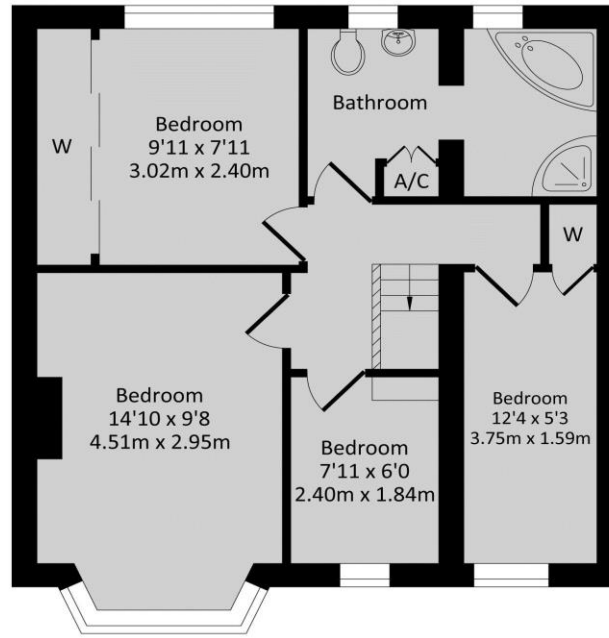
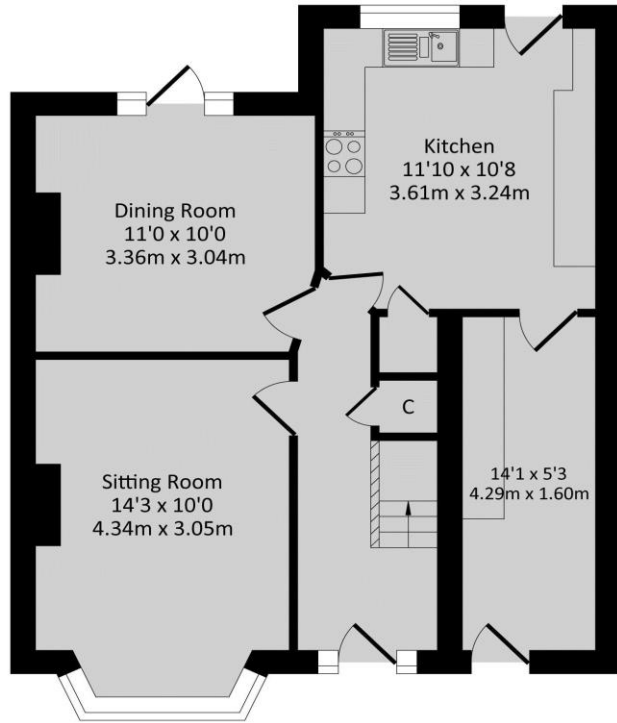
A freehold property.



Ground Floor  
 Approx. Floor Area  
 550 Sq.Ft.  
 (51.10 Sq.M.)



First Floor  
 Approx. Floor Area  
 510 Sq.Ft.  
 (47.40 Sq.M.)



Total Approx. Floor Area 1060 Sq.Ft. (98.50 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.



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