



33 Bourton Road
Banbury



ROUND & JACKSON
ESTATE AGENTS



33 Bourton Road

Banbury, Oxon, OX16 2DD

£360,000

A modern, four bedroom home with spacious accommodation over three floors with off road car parking and a single garage which is located on a well regarded development on the northern side of town.

The Property

33 Bourton Road, Banbury is a beautifully presented four bedroom, semi-detached family home located on the northern side of town. The property was built by Ashberry Homes in 2020 and benefits from having the remainder of the 10 year NHBS warranty in place. The accommodation is spacious and arranged over three floors with the ground floor featuring a hallway, cloakroom, kitchen/diner, and a sitting room with doors opening to the rear garden. The first floor comprises three bedrooms and a family bathroom and the second floor provides a large master bedroom with an ensuite shower room. Outside of the property there is a tandem driveway to the side of the house in front of the single garage. There is an enclosed rear garden which is predominately laid to lawn with a patio area adjoining the house. 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, under stairs cupboard and doors leading into all ground floor rooms.

Cloakroom

Fitted with a modern white suite comprising toilet and wash basin and tiled splash backs.

Sitting Room

A very pleasant and bright room with French doors leading into the rear garden.

Kitchen/Breakfast Room

Fitted with a range of modern eye level cabinets, base units and drawers with work surfaces over, attractive tiled splash backs and a stainless steel one and half bowl sink with drainer. There is an integrated fridge/freezer, slimline dish washer, washing machine, electric oven with four ring gas hob above and extractor hood over. The room benefits from ample space for dining furniture and a sash window to the front aspect.

First Floor Landing

Doors to all first floor rooms and cupboard housing the hot water tank.

Bedroom Two

A double bedroom with a window to the rear aspect.

Bedroom Three

A good sized double bedroom with a window to the front aspect.

Bedroom Four

A single room with window to the rear aspect.

Family Bathroom

Fitted with a modern white suite comprising panelled bath with shower over, toilet and wash basin. Very attractive tiled splash backs and a sash window to the front aspect.

Second Floor Landing

Door leading into the master bedroom and large cupboard housing the gas fired boiler.

Master Bedroom

A particular feature of this property, a very spacious top floor master bedroom with a sash window to the front aspect, built in double wardrobe and door leading into the en-suite shower room.

Ensuite Shower Room

Fitted with a white suite comprising large shower cubicle, toilet and wash basin. Modern tiled splash backs and velux style window to the rear aspect.

Garage

A single garage with up-and-over door with power and lighting.

Directions

From Banbury Cross proceed in a northerly direction on the A361 Horsefair/North Bar Street. Continue straight ahead at the traffic light controlled crossroads staying on the A361 Southam Road. Take the second exit at the roundabout sign posted for Southam on the A423. Go straight ahead at the next roundabout and continue for approximately 1/2 mile and turn right for Bourton Road. Continue along where number 33 will be found on the left hand side opposite the park.

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 on in the second floor airing cupboard.

Local Authority

Cherwell District Council. Tax band D.

Viewing arrangements

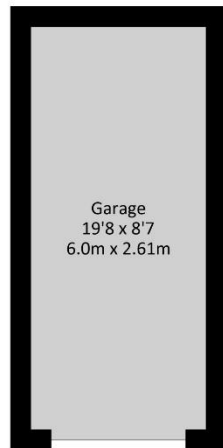
Strictly by prior arrangement with Round & Jackson.

Agents Notes:

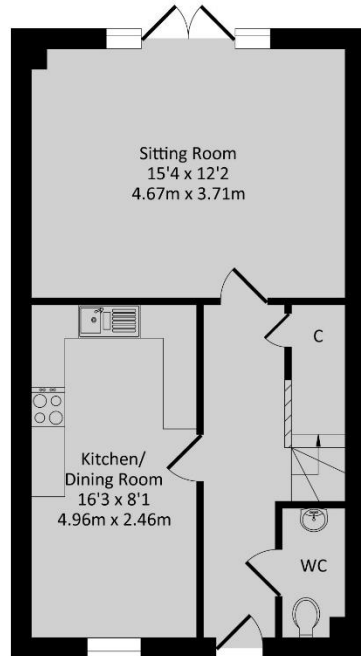
The current owner has advised there is an annual service charge of £115 per annum.



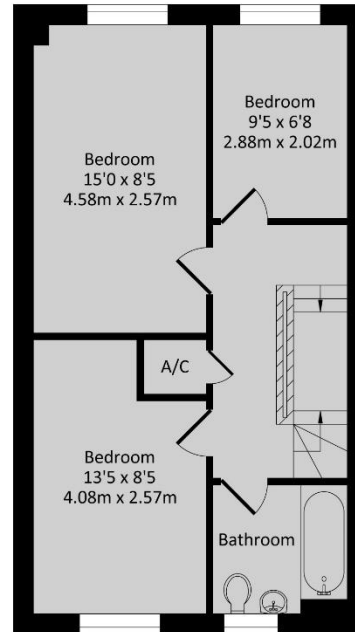
Garage
Approx. Floor
Area 169 Sq.Ft.
(15.70 Sq.M.)



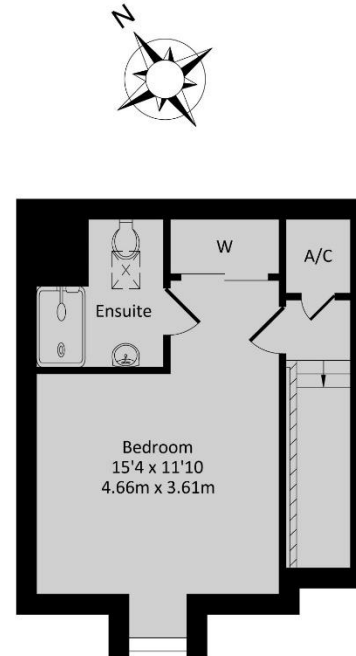
Ground Floor
Approx. Floor
Area 441 Sq.Ft.
(41.0 Sq.M.)



First Floor
Approx. Floor
Area 441 Sq.Ft.
(41.0 Sq.M.)



Second Floor
Approx. Floor
Area 282 Sq.Ft.
(26.20 Sq.M.)



Total Approx. Floor Area 1333 Sq.Ft. (123.90 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		95 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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