



34 Keats Road
Banbury



ROUND & JACKSON
ESTATE AGENTS

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34 Keats Road

Banbury, Oxon, OX16 9QY

£325,000

An extended three bedroom end terraced house occupying a generous corner plot within this sought after neighbourhood. Available for sale with no onward chain.

The Property

34 Keats Road, Banbury is positioned within a pleasant corner plot in the popular and well respected "Poets Corner" area of Banbury. The house has been extended to the ground floor and therefore comprises an entrance hall, cloakroom/WC, a spacious sitting/dining room and a kitchen/diner. On the first floor there are two double bedrooms, a good sized single bedroom and a shower room. The gardens span to the side and rear with a useful workshop in the rear garden and a single garage and driveway to several cars to the front of the property. The property offers scope for further extension or development subject to planning permission and building regulations. We have prepared a floorplan to show the room sizes and layout. Some of the main features include:

Entrance Hallway

An extended entrance hall with doors to cloakroom and sitting room.

Cloakroom

Fitted with a WC and hand basin, obscure glazed window to the side aspect.

Sitting Room

A spacious and bright room with windows to the front and rear aspect, stairs rising to the first floor, useful understairs storage cupboards, a marble feature electric fire place and door to the kitchen/diner.

Kitchen/Diner

Fitted with a range of shaker style wooden eye level cabinets, base units and drawers with work surfaces over, one and a half bowl sink and drainer unit with tiled splashbacks, built in double oven and a four ring gas hob with extractor hood over. There is a washing machine and fridge/freezer which the vendor is happy to include and a window to the side aspect with a door leading to the rear garden. Within the dining area, there is ample space for dining furniture and a useful understairs storage cupboard.

First Floor Landing

Doors to first floor accommodation and hatch to loft space.

Bedroom One

A double bedroom with fitted wardrobes and a window to the rear aspect.

Bedroom Two

A double room with a window to the front aspect.

Bedroom Three

A good sized single bedroom with a window to the rear aspect.

Shower Room

Fitted with a white suite comprising a double shower cubicle with a Triton electric shower, WC and wash hand basin, a heated towel rail and a window to the front aspect. There is a spacious airing cupboard which houses the combination boiler.



Outside

As mentioned, the property occupies a corner plot and therefore the main area of garden is to the side and rear with established flower and shrub beds and borders, a patio area adjoining the property which leads to a small workshop with power and lighting, a shed and steps which lead to a lawned area of garden. The property offers scope for further extension or development subject to planning permission and building regulations. To the front of the property is a small patio area and a driveway in front of the garage which provides parking for several vehicles.

Garage

A single garage with power and lighting with double doors.

Directions

From Banbury Cross proceed in a westerly direction via West Bar and continue into the Broughton Road. Continue straight over the roundabout and then take the second left hand turn into Burns Road. Follow the road around to the left as it merges into Keats Road where the property will be found immediately on your left hand side on the corner.

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 (51 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 in the bathroom.

Local Authority

Cherwell District Council. Tax band C.

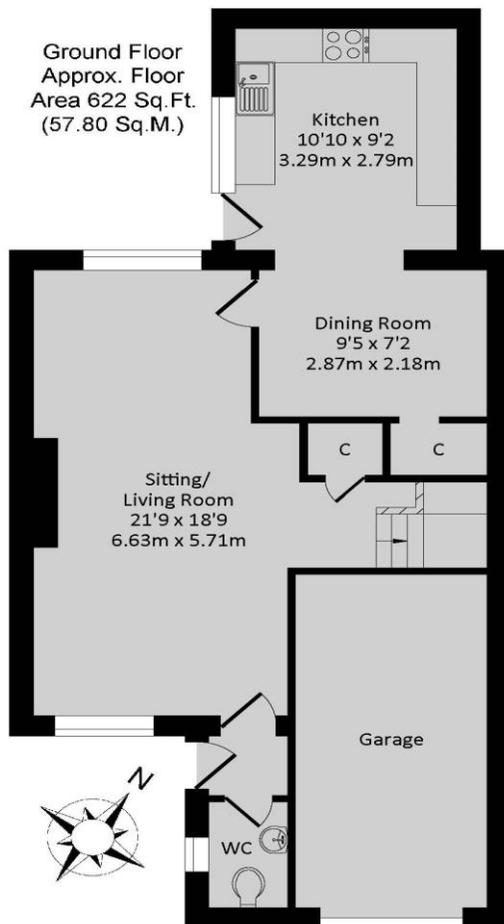
Viewing arrangements

Strictly by prior arrangement with Round & Jackson.

Tenure

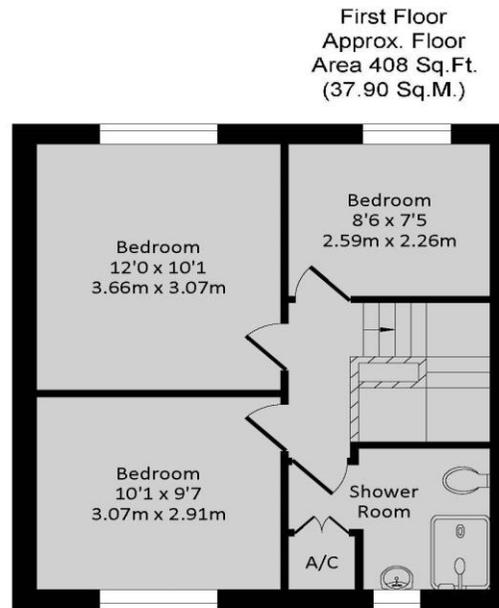
A freehold property.





Total Approx. Floor Area 1030 Sq.Ft. (95.70 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, floors and any other items are approximate and 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 | | 82 B |
| 69-80 | C | | |
| 55-68 | D | 67 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

The Office, Oxford Road, Banbury, Oxon, OX16 9XA
 T: 01295 279953 E: office@roundandjackson.co.uk
 www.roundandjackson.co.uk



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