



Caldwell Road
Banbury



ROUND & JACKSON
ESTATE AGENTS

www.roundandjackson.co.uk



6 Caldwell Road

Banbury, Oxon, OX16 9FB

£280,000

A beautifully presented two bedroom semi-detached home with a driveway parking located on this sought after modern development close to a wide range of amenities and the train station.

The Property

6 Caldwell Road, Banbury is a modern and well-presented two-bedroom, semi-detached house which is pleasantly located on the Longford Park development close to a range of amenities and within walking distance of the train station. Constructed by Taylor Wimpey in 2019, the property accommodation is well laid out and is arranged over two floors. On the ground floor there is an entrance hallway, cloakroom/W.C. and open plan kitchen/dining/sitting room. On the first floor there are two double bedrooms and a family bathroom. Outside of the property to the rear there is an enclosed and private garden which has both patio and lawned areas with established plants and shrubs. To the front there is a lawned garden area with steps leading to the front door and a tandem driveway to the side of the property with space for two/three vehicles.

Some of the main features include:

Entrance Hallway

With doors to the cloakroom/W.C., kitchen with a useful storage cupboard which houses the boiler and washing machine. Tiled flooring.

Cloakroom/W.C.

Fitted with a modern white suite comprising a W.C. and wash hand basin with a window to the front aspect.

Kitchen/Sitting/Dining Room

The kitchen is fitted with a range of eye level cabinets with base units and drawers and work surfaces over. There is a one and a half sink and draining board, integrated single oven with a four ring gas hob above and extractor hood above. There is space for a free standing fridge/freezer and stairs rising to the first floor with a useful understairs storage cupboard. The room is then open plan with space for a small dining table and chairs and double French doors to the rear garden.

First Floor Landing

Doors to first floor accommodation with a hatch to the loft space.

Bedroom One

A spacious double bedroom with a window to the rear aspect.

Bedroom Two

A double bedroom with a useful storage cupboard and window to the front aspect.

Family Bathroom

A modern white suite comprising a panelled bath with a shower over, W.C. and wash hand basin. There are attractive tiled splashbacks and flooring.

Outside

To the front of the property there is a pleasant garden area which is lawned with established hedges and shrubs and patio steps leading to the front door. The property benefits from a tandem driveway to the side which provides off road car parking for two - three vehicles. To the rear there is a private and enclosed garden which has a patio seating area adjoining the house and path leading to the foot of the garden, a lawned area, shrub borders and a shed which will remain as part of the sale.

Directions

From Banbury Cross proceed along South Bar and into the Oxford Road. Continue past the hospital and Sainsbury's supermarket the bear left before the flyover bridge and then left again at the roundabout onto Bankside. Continue along Bankside and and then take the first road on the right into Caldwell Road where the property will be found after a short distance on your right.

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 located in the entrance hallway cupboard.

Local Authority

Cherwell District Council. Tax band C.

Tenure

A freehold property.

Viewing Arrangements

By Prior arrangement with Round & Jackson.

Tenure

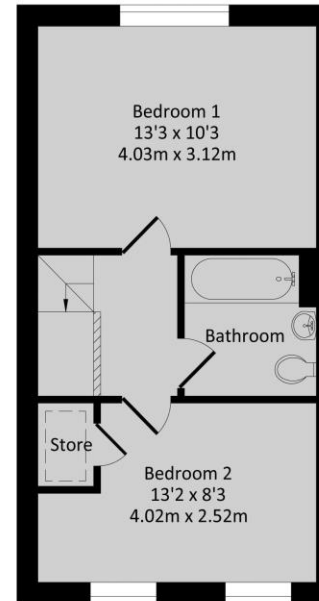
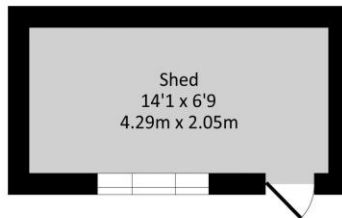
A freehold property.



Shed
Approx. Floor
Area 95 Sq.Ft.
(8.80 Sq.M.)

Ground Floor
Approx. Floor
Area 336 Sq.Ft.
(31.20 Sq.M.)

First Floor
Approx. Floor
Area 336 Sq.Ft.
(31.20 Sq.M.)



Total Approx. Floor Area 767 Sq.Ft. (71.20 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		98 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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