



47 Bywater Drive
Banbury, Oxon, OX16 9FF



ROUND & JACKSON
ESTATE AGENTS





A beautifully presented three-bedroom town house which offers a pleasant outlook over the Oxford Canal and is conveniently located within easy reach of the train station and town centre.

The Property

47 Bywater Drive, Banbury is a superb three-bedroom townhouse which is conveniently located on this modern development close to the town centre and train station with a pleasant outlook over the Oxford canal with countryside views beyond. Constructed by Bovis Homes in 2022, the property has spacious accommodation arranged over three floors and is well laid out. On the ground floor there is an entrance hallway, study, wet room and spacious kitchen/dining room. On the first floor there is a landing, sitting room, family bathroom and double bedroom. On the second floor there is a landing, two double bedrooms with an en-suite shower room to the master bedroom. Outside of the property to the rear there is an enclosed garden which is predominantly laid to lawn with a patio seating area adjoining the house. There is a single garage with an up and over door and parking in front for one vehicle to the rear to the property. There garage is the third furthest from the property.

We have prepared a floor plan to show the room sizes and layout, some of the main features include:

Entrance Hallway

With stairs rising to the first floor and doors to all ground floor accommodation.

Study

A useful home study or playroom with a window to the front aspect.

Wet Room

Fitted with a mixer shower, wash hand basin and W.C.

Kitchen/Dining Room

Fitted with a range of modern eye level cabinets with base units and drawers with work surfaces over and an inset one and a half bowl sink and draining board. There is an integrated fridge/freezer and single oven with a four ring gas hob above and extractor hood over and space and plumbing for a free standing washing machine and dishwasher. Within the dining area there is ample space for furniture, a useful understairs pantry and a window and double French doors to the rear garden.

First Floor Landing

With doors to all first-floor accommodation and stairs rising to the second floor.



Sitting Room

A spacious reception room with a storage cupboard and a Juliet balcony to the front aspect with far reaching views of the Canal and countryside.

Family Bathroom

Fitted with a modern white suite comprising a panelled bath with a shower over, W.C., wash hand basin, attractive tiled splash backs and a window to the side aspect.

Bedroom Two

A spacious double bedroom with built in wardrobes and a window to the rear aspect.

Second Floor Landing

With doors to the second floor accommodation and hatch to the loft space.

Master Bedroom & En-Suite

A large double bedroom with built in wardrobes and a window to the front aspect with pleasant views. There is a door leading to the en-suite which is fitted with a double shower cubicle, W.C., wash hand basin and modern tiled splash backs and a window to the side aspect.



Garage & Parking

Located to the rear of the property, a single garage which is the third furthest from the house. There is an up and over door to the front and a parking space directly in front for one vehicle.

Outside

To the front of the property there is a small garden area with established shrubs and a paved pathway leading to the front door. The main area of garden is located to the rear and is predominantly laid to lawn with a patio area adjoining the house, a walled and fenced perimeter and gated access that leads to the parking and garage.

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.

Directions

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 through two chicanes and then take the first road on the right into Caldwell Road. Continue to the end of the road and turn left onto Cawse Street and then at the end of this road turn right onto Bywater Drive where number 47 will be found on the right-hand side after a short distance.



Services

All mains services connected. The gas fired boiler is located in the kitchen.

Local Authority

Cherwell District Council. Tax band D.

Tenure

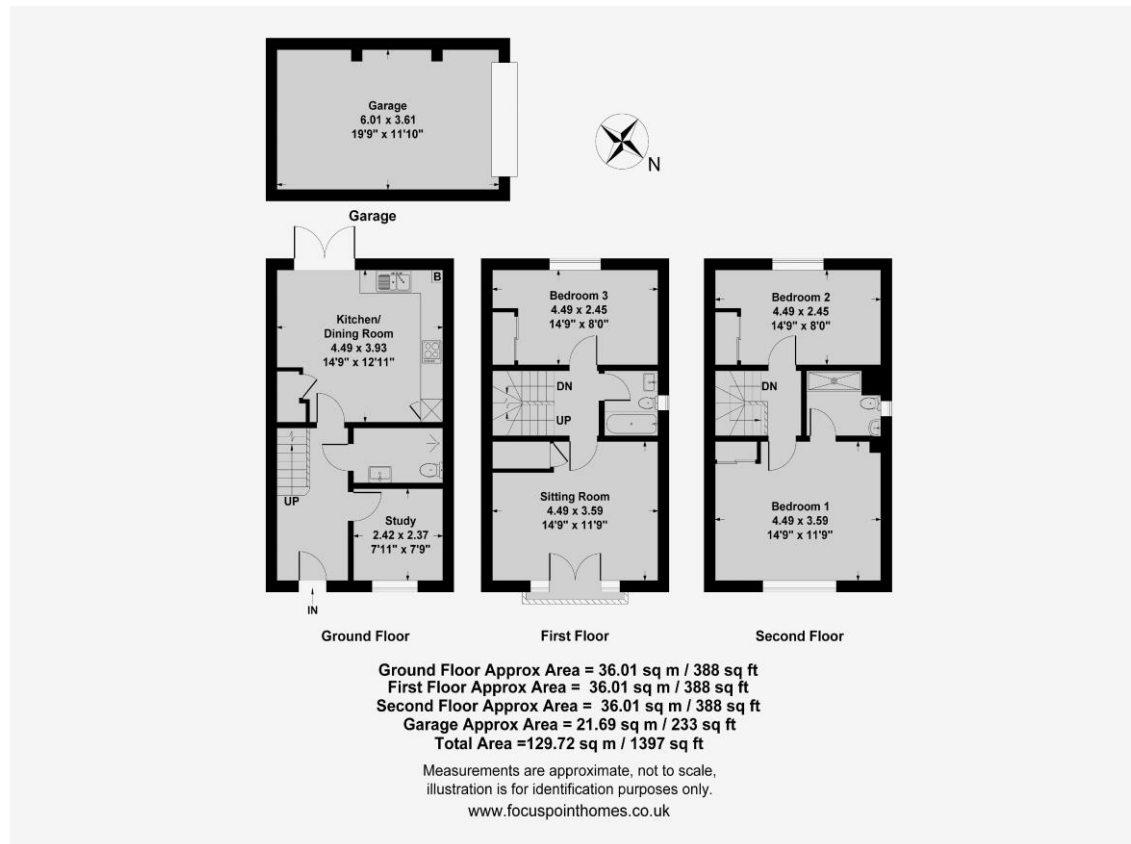
A freehold property.

Viewing Arrangements

By Prior arrangement with Round & Jackson.

Asking Price: £365,000





Score	Energy rating	Current	Potential
92+	A		94 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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