



17 Bullers Street

Banbury, Oxfordshire, OX16 1GE



ROUND & JACKSON
ESTATE AGENTS





An immaculately presented, Davidson Homes built, three bedroom, semi-detached family home with a private rear garden, garage and driveway parking, located on the northern side of town close to local schooling and amenities.

The property

17 Bullers Street, Banbury is an immaculately presented, Davidson Homes built, three bedroom, semi-detached family home with very private rear garden, part converted garage and driveway parking for up to three vehicles. The property is located on the northern side of town close to local schooling and amenities. The living accommodation is arranged over two floors and is well laid out. On the ground floor there is an entrance hallway, sitting room, kitchen/diner and W.C. On the first floor there is a good size landing leading to three double bedrooms with an en-suite to the main bedroom and a family bathroom. Outside to the rear there is a very private rear garden with a patio adjoining the house and an artificial lawned area. The garage has been partially converted to provide a useful office/gym to the rear with power and lighting (The stud wall could easily be removed if a full garage was needed) The front of the garage provides storage space and there is an up-and-over door onto the driveway. To the side of the property there is a driveway providing parking for up to three vehicles as well as a Podpoint 7kW EV charging point. To the front of the property there is a pathway leading to the front door and a gravelled area with established plant beds. We have prepared a floorplan to show the room sizes and layout, some of the main features include:

Entrance Hallway

Stairs rising to the first floor and good quality LVT, wood effect flooring throughout. Door into the sitting room.

Sitting Room

A good size sitting room with a bay window to the front aspect, continuation of the LVT wood effect flooring and a door into the kitchen.

Kitchen/Diner

A good size kitchen/diner which is fitted with a range of cabinets with worktops over and upstands. There are a range of integrated appliances including a double oven, fridge-freezer, four ring gas hob with extractor over, slimline dishwasher and space and plumbing for a washing machine. There is plenty of space for a table and chairs and a useful breakfast bar area. Continuation of the LVT flooring and double doors into the garden. There is a useful, built-in shelved storage cupboard.

W.C

Fitted with a white suite comprising a toilet and hand basin. Continuation of the LVT Flooring.

First Floor Landing

Doors to all first floor rooms and a loft hatch to the roof space. The loft is boarded with a light and ladder fitted. There is a built-in shelved cupboard, which is currently housing the tumble dryer.



Bedroom One

A good size double bedroom with a window to the front aspect and fitted, mirror-fronted wardrobes. There is a door leading into the en-suite which is fitted with a white suite comprising a large shower cubicle, a toilet and wash basin. There is a window to the front aspect, tile effect flooring and attractive tiled splash backs.

Bedroom Two

A good size double bedroom with a range of fitted wardrobes and drawers. A window to the rear aspect.

Bedroom Three

A good size double bedroom with a window to the front aspect and the wardrobe will remain as part of the sale.

Family Bathroom

An impressive bathroom which is fitted with a white suite comprising a panelled bath with hand-held shower attachment, a WC, wash basin and a large, separate shower cubicle with a mixer shower fitted. Tile effect flooring and attractive tiled splash backs.

Garage

A single garage which has been partially converted into a useful gym/office area which has power and lighting. The front of the garage still provides a good amount of storage space and there is an up-and-over door leading onto the driveway.



Outside

To the rear of the property there is paved patio adjoining the house, an outside tap and gated access onto the driveway. The patio leads to an artificial lawned area with a gravelled border and there are established sleeper edged borders with shrubs and bushes. At the foot of the garden there is a further patio area and a door leading into the converted part of the garage which is currently used as a home gym. To the side of the property there is a driveway which provides parking for up to three vehicles and as well as a useful Podpoint 7 KW EV charging point which will remain as part of the sale. To the front of the property there is paved pathway leading to the front door with gravelled borders and established plants and shrubs.

Situation

Banbury is a thriving market town located just north of Oxford amidst beautiful rolling countryside. The town is steeped in history and is now a modern centre with a full range of shops, supermarkets, a cinema complex, restaurants and leisure facilities. Communication links are excellent with Junction 11 of the M40 situated approximately two miles north east. Banbury railway station provides regular trains to all parts of the country with London and Birmingham a comfortable commute (London Marylebone from 57 minutes and Birmingham New Street from 44 minutes). Birmingham Airport is about 40 miles distant and Heathrow and Luton Airports are also within easy reach. There is a local supermarket a short walk from the property. The local area provides a range of primary and secondary schools; with NOA and Hanwell Fields Academy both only a mile away.

Directions

From Banbury Cross proceed in a northerly direction via Horsefair and North Bar Street. At the traffic light controlled cross roads, turn left on the Warwick Road, B4100. Follow this road towards the outskirts of the town and at the fifth roundabout turn right onto Dukes Meadow Drive. At the first roundabout take the second exit, at the next roundabout take the first exit into Watts Rd, at the end of the road turn right into Bullers Street. Number 17 will be found on your left hand side after 200 yards.



Services

All mains services connected.

Local Authority

Cherwell District Council. Tax band C.

Viewing Arrangements

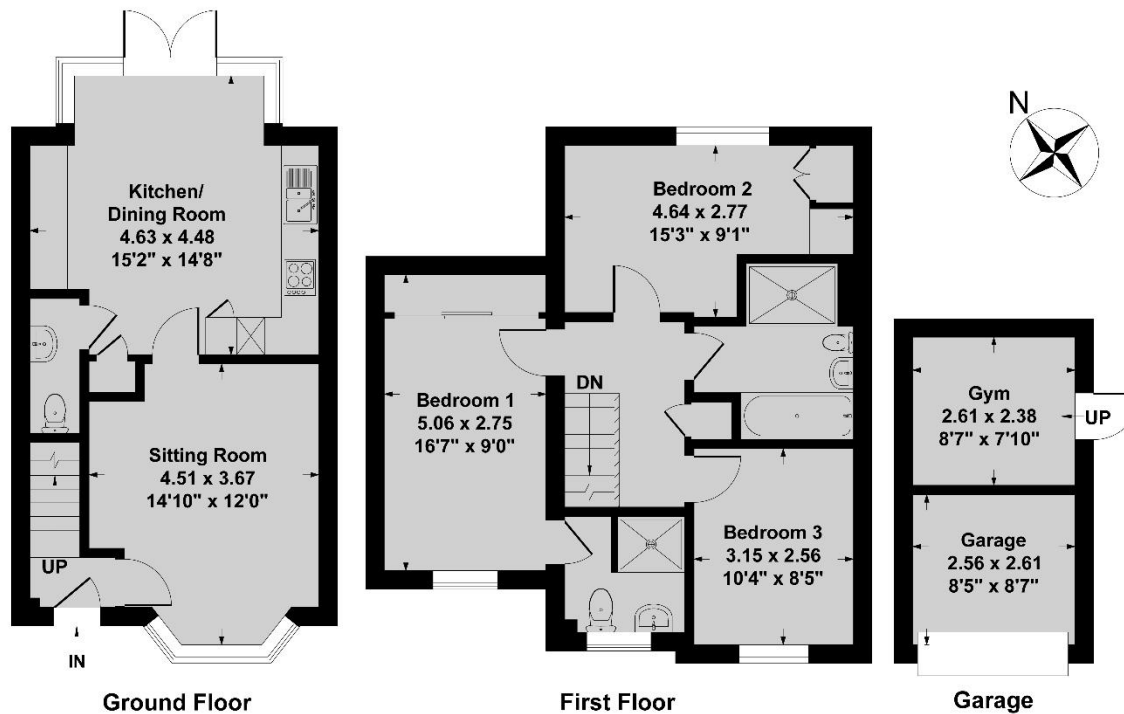
By prior arrangement with Round & Jackson

Tenure

A freehold property.

Guide Price: £380,000





Ground Floor Approx Area = 38.90 sq m / 419 sq ft

First Floor Approx Area = 50.53 sq m / 544 sq ft

Garage Approx Area = 12.89 sq m / 139 sq ft

Total Area = 102.32 sq m / 1102 sq ft

Measurements are approximate, not to scale,
illustration is for identification purposes only.

www.focuspointhomes.co.uk



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