



46 Valley Road
Banbury



ROUND & JACKSON
ESTATE AGENTS

www.roundandjackson.co.uk



46 Valley Road

Banbury, OX16 9BH

£315,000

A well presented and deceptively spacious three-bedroom family home located within a popular residential neighbourhood close to the Horton hospital, train station and a range of amenities.

The Property

46 Valley Road, Banbury is a deceptively spacious and well presented, semi-detached house with accommodation arranged over three split levels. The reception space offers a large living and dining area with a sliding patio door leading to the rear garden and a door leading into the extended and recently refitted modern kitchen. There are two double bedrooms, a single bedroom and a family bathroom. To the front of the property there is a paved driveway which provides off road car parking for two vehicles with gated access to the pleasant and enclosed rear garden. We have prepared a floorplan to show the room sizes and layout. Some of the main features include:

Entrance Hallway

Main door to the front, stairs down to the kitchen and sitting room and stairs leading up to the first floor bedrooms. A door to the third bedroom. Good quality wooden flooring throughout.

Sitting Room/ Diner

A bright and spacious reception room which provides ample space for living and dining furniture. A window to the side aspect and a sliding door leading into the rear garden. Wood flooring throughout and a door leading into the kitchen.

Kitchen

Forming part of the rear extension, the kitchen has recently been refitted comprising a range of grey gloss eye level cabinets, base units and drawers with worksurfaces over, tiled splashbacks and an inset sink and drainer. There is space and plumbing for a washing machine, space for a fridge/freezer and integrated appliances include a dishwasher, electric over with a five ring gas hob over. A useful breakfast bar area, a built in storage cupboard, tiled flooring throughout, a window to the rear aspect and a door into the rear garden.

First Floor Landing

Doors to all first floor accommodation, two large storage cupboards and a loft hatch providing access to the loft space.

Family Bathroom

Fitted with a white suite comprising a toilet, wash hand basin with storage beneath and panelled bath with a shower over. White tiled splashbacks, grey vinyl flooring and a window to the side aspect.

Bedroom One

A large double bedroom with a built in wardrobe and a window to the rear aspect.

Bedroom Two

A double bedroom with a window to the rear aspect.



Bedroom Three

A single bedroom with a window to the front aspect.

Outside

To the front of the property there is a block paved driveway for two vehicles, an up and over door leading into the garage and gated access leading to the rear of the property. To the rear, the garden is predominantly laid to lawn with a paved patio adjoining the house.

Garage

A single garage with an up and over door to the front with lighting and power connected.

Directions

From the Banbury Cross proceed in a southerly direction on South Bar Street. Continue straight ahead at the traffic lights on the A4260 towards Oxford. Continue straight ahead at the next set of lights and then having passed the Oxford Road entrance to the Horton hospital turn left onto Hightown Road. Continue passed the entrance to the hospital Maternity ward and take the next left for Valley Road following the road down and around to the right where number 46 will be found on your right hand side.

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 landing cupboard and is approximately two years old.

Local Authority

Cherwell District Council. Tax band C.

Tenure

A freehold property.

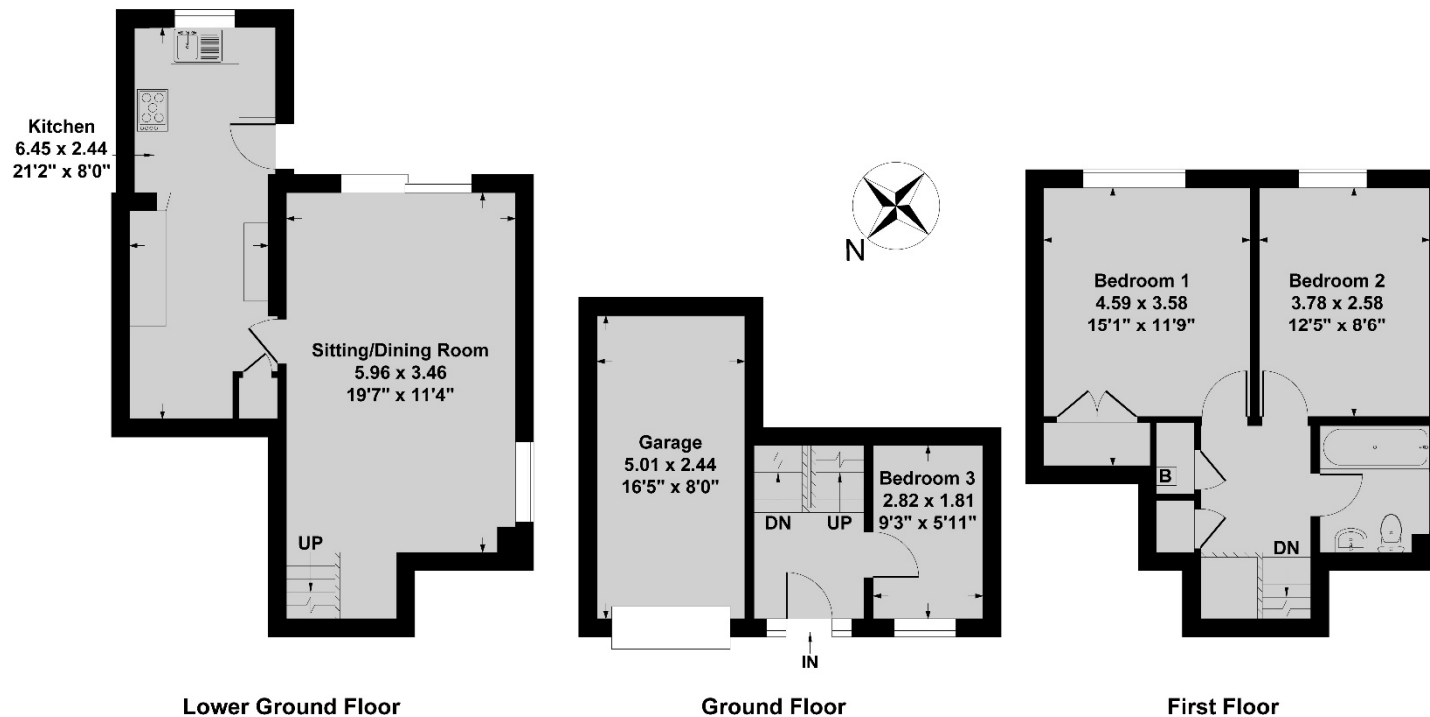
Viewing Arrangements

By Prior arrangement with Round & Jackson.

Tenure

A freehold property.





Lower Ground Floor Approx Area = 40.41 sq m / 435 sq ft

Ground Floor Approx Area = 10.77 sq m / 116 sq ft

First Floor Approx Area = 37.67 sq m / 405 sq ft

Garage Approx Area = 12.22 sq m / 132 sq ft

Total Area = 101.07 sq m / 1088 sq ft

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

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

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