



36 Elton Road
Banbury

HEATHCOTE AVE.
36-38



ROUND & JACKSON
ESTATE AGENTS



36 Elton Road

Banbury, OX16 9TN

£369,000

A well presented three bedroom detached family home with large driveway, garage and private rear garden and located within the popular Cherwell Heights Development on south side of town.

The Property

36 Elton Road, Banbury is a well presented, three bedroom detached family home with garage, driveway parking and private rear garden. The property is located on a popular road within the Cherwell Heights Development on the south side of town and is within easy walking distance of local Schools. The property also benefits from having no onward chain aiding a quick completion. The living arrangement is arranged over two floors and is well laid out. On the ground floor there is an entrance hallway, large sitting room, kitchen, conservatory and bedroom with W.C. On the first floor there are two bedrooms and a family shower room. Outside to the front there is a lawned garden, garage and driveway parking for several vehicles and to the rear there is a private lawned garden with paved patio area. We have prepared a floor plan to show the room sizes and layout, some of the main features include:

Entrance Hallway

Stairs rising to the first floor and doors leading into the sitting room and ground floor bedroom.

Sitting Room

A large sitting room with two windows to the front aspect and door leading into the kitchen. There is an open fireplace which is still in place but not currently in use. Wood effect flooring throughout.

Kitchen

Fitted with a range of wall and floor cabinets with high gloss grey doors and worktops over. There are panelled splash backs and an inset one and a half bowl sink with drainer. There is space and plumbing for a washing machine and dish washer and space for a fridge freezer. There is an integrated double oven, four ring gas hob and extractor hood and there is a window to the side aspect with further window and door to the rear and wood effect vinyl flooring throughout.

Conservatory

A useful addition to the property which is made from wooden construction. The current owner has insulated the roof and panelled the inside walls and added a corner wash hand basin. The conservatory has french doors leading into the garden with further door to the side. Wood effect vinyl flooring throughout.

Ground Floor Bedroom Two

A double bedroom with large window to the rear aspect, wood effect flooring and door leading into a W.C with wash hand basin which panelling to the walls and tiled flooring.

First Floor Landing

Doors to all first floor rooms and a large built-in storage cupboard. There is access to the roof space which is boarded with light and ladder.

Bedroom One

A very large double bedroom with two windows to the front aspect and low level doors leading to eaves storage areas to both sides. Wood effect flooring throughout.



Bedroom Three

A good sized single bedroom with window to the rear aspect and low level door leading to eaves storage. Wood effect flooring throughout.

Family Shower Room

Refitted shower room comprising double shower cubicle, toilet and wash basin with useful vanity storage unit beneath. There is a heated towel rail, attractive tiled splash backs and flooring, a panelled ceiling and a window to the rear aspect.

Garage

A single garage with power and lighting and up-and-over door leading onto the driveway.

Outside

To the rear of the property there is a lawned garden with paved patio adjoining the house with outside tap. There is gated access to both sides of the property and soil borders ready for planting. To the front of the property there is a lawned area with gravelled borders and a gravelled driveway providing parking for several vehicles.

Directions

Directions From Banbury Cross proceed along South Bar and into the Oxford Road. Continue past the Hospital and Sainsbury's supermarket and then bear left before the flyover bridge and then left again at the roundabout onto Bankside. Take the first left in Chatsworth Drive and then left again into Elton Road. Follow the road where it bends to the right and number 36 will be found on your right hand side just before the turning for Heathcote Avenue.

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 (55 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 the Town and many places of historical interest are within easy reach.

Services

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

Local Authority

Cherwell District Council. Tax band D.

Tenure

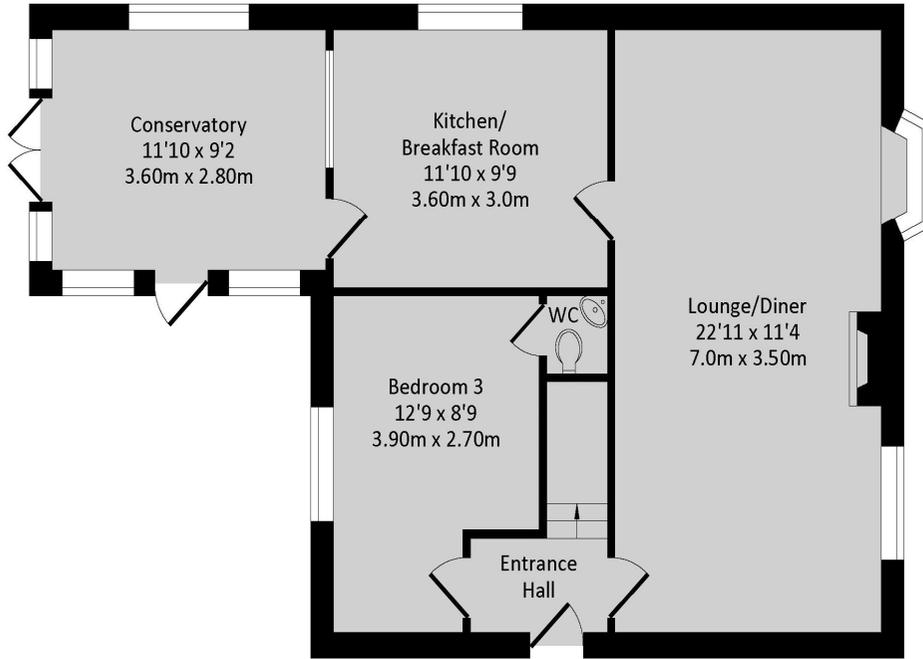
A freehold property

Viewings

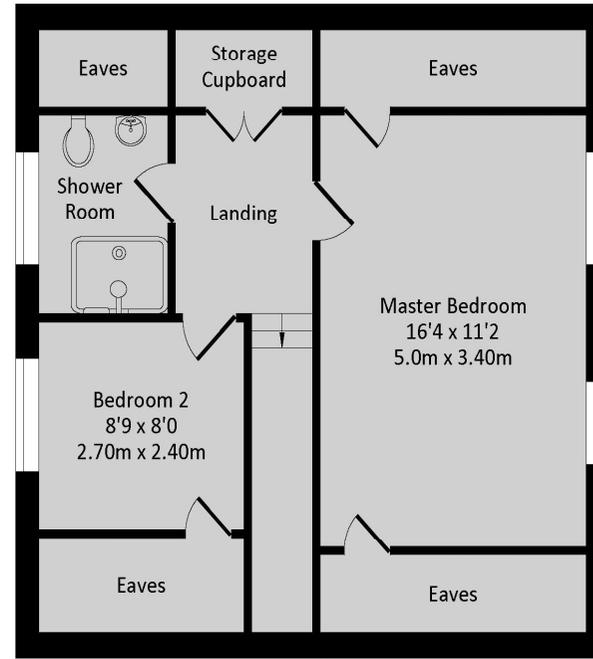
By prior arrangement with Round & Jackson.



Ground Floor
 Approx. Floor
 Area 619 Sq.Ft.
 (57.50 Sq.M.)



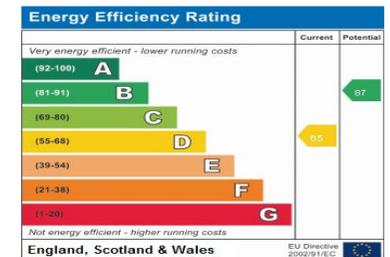
First Floor
 Approx. Floor
 Area 531 Sq.Ft.
 (49.30 Sq.M.)



Total Approx. Floor Area 1150 Sq.Ft. (106.80 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.



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