



Oxford Road
Bodicote



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ESTATE AGENTS

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63 Oxford Road, Bodicote

Banbury, Oxon, OX15 4AB

£350,000

A 1930s bay fronted semi detached house located on this sought after road with a single garage, a driveway and large rear garden. No onward chain.

The Property

63 Oxford Road, Bodicote is a three bedroom semi detached house which is conveniently located on this sought after road close to schools and amenities. The property is in need of modernisation and has huge potential to extend subject to planning permission. On the ground floor there is hallway, two open reception rooms, a kitchen and cloakroom. On the first floor there are three bedrooms and a family bathroom. The exterior of the property has recently been decorated, there is double glazing throughout and new fencing has been erected at the front and rear. To the front of the property there is a driveway and garden and to the rear there is a large private rear garden. The garage is located to the side. We have prepared a floorplan to show the room sizes and layout. Some of the main features include:

Hallway

Recessed porch gives access to the hallway with stairs to the first floor and doors to all ground floor accommodation.

Sitting Room

Bay window to the front, open fireplace and a large opening to the dining room.

Dining Room

Open to the sitting room with ample space for a table and chairs and a sliding door to the rear garden.

Kitchen

Fitted eye level cabinets and base units and drawers with work surfaces over. Sink and draining board, space for a cooker and fridge. Window to the rear and door to side lobby.

Lobby

Access to the cloakroom, garage and side passage.

Cloakroom

W.C. and window to the side.

First Floor Landing

Hatch to loft space and doors to all first floor accommodation.

Bedroom One

A double room with a bay window to the front.

Bedroom Two

A double room with a window to the rear.

Bedroom Three

A single room with a window to the front.

Bathroom

Panelled bath with shower over, wash hand basin and W.C. Window to the rear.

Outside

The property is pleasantly set back from the road and has a driveway and lawned garden to the front. There is a single garage to the side and a gated passage which gives access to the rear where there is a large garden which requires landscaping. There are lawned areas, borders for planting and established fruit trees.

Directions

From Banbury town centre proceed southwards via the Oxford Road. Continue past Sainsbury's supermarket and head out of the town and beneath the flyover bridge. You will then pass a petrol station on your left where 63 Oxford Road will be found on your left hand side towards the end of the slip road.

Situation

Bodicote is a popular and thriving village lying approximately a mile and a half South of Banbury. It has a community feel with such groups as The Bodicote Cricket Club and Bodicote Players Amateur Dramatics Group. Within the village amenities include a Post Office/shop, two farm shops, two public houses, an Indian restaurant, Bishop Loveday Church of England Primary School, village hall, Banbury Rugby Club, Kingsfield sports and recreation area with children's playground, Bannatyne's Health and Leisure Club, and a bus service to and from the town centre.

Services

All mains services connected.

Local Authority

Cherwell District Council. Tax band D.

Viewing Arrangements

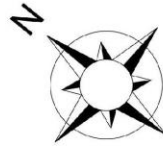
By prior arrangement with Round & Jackson.

Tenure

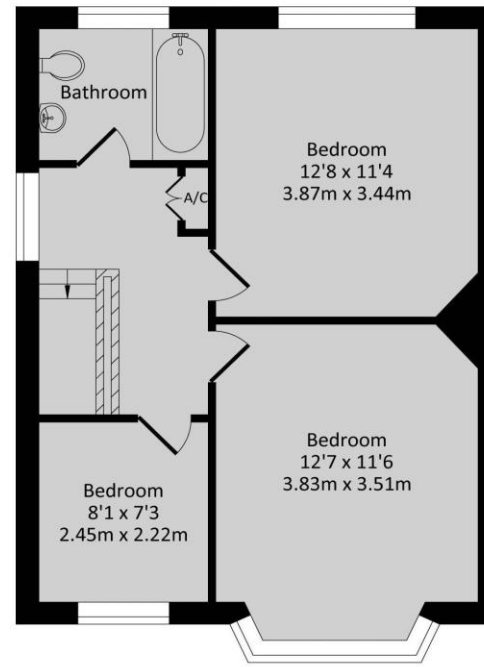
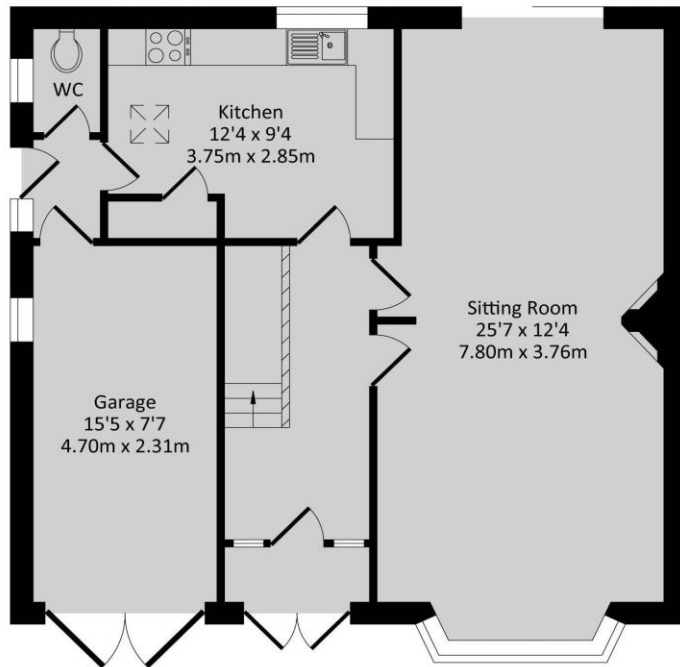
A freehold property.



Ground Floor
Approx. Floor
Area 706 Sq.Ft.
(65.60 Sq.M.)



First Floor
Approx. Floor
Area 495 Sq.Ft.
(46.0 Sq.M.)



Total Approx. Floor Area 1201 Sq.Ft. (111.60 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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