



56 Portway

Banbury, Oxon, OX16 1QF



ROUND & JACKSON
ESTATE AGENTS





A well-presented and spacious three-bedroom terraced house which is conveniently located within a quiet residential area close to amenities on the northern side of town.

The Property

56 Portway, Banbury is a well presented and spacious three-bedroom family home with a private rear garden and a good sized front garden. The accommodation is arranged over two floors and is well laid out. On the ground floor there is an entrance porch, hallway, cloakroom/W.C., a spacious sitting/dining room and a modern kitchen. On the first floor there is a central landing, three double bedrooms and a modern family bathroom. The house is pleasantly situated fronting a large communal green and outside of the property to the front there is an enclosed garden which is predominantly laid to lawn with a paved pathway leading to the front door. To the rear of the property there is a private garden with a large patio seating area with a small lawned area. There is a useful brick storage shed and a gate leading to the rear access.

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

Entrance Porch

With a window to the front aspect and door leading to;

Hallway

With doors leading to all ground floor accommodation, an understairs cupboard, two useful storage cupboards, tiled flooring and stairs rising to the first floor.

Cloakroom/W.C.

Fitted with a W.C., wash hand basin, tiled flooring and splashbacks and a window to the front aspect.

Sitting/Dining Room

A spacious dual aspect room with ample space for both sitting room and dining furniture.

Kitchen

Located to the rear of the property, the kitchen is fitted with a range of modern shaker style eye level cabinets with base units and drawers with work surfaces over, inset one and a half sink and draining board, tiled splash backs and flooring. There is an integrated washing machine, dishwasher, fridge/freezer, single oven with a four ring electric hob above and extractor hood over. Window to the rear aspect and door leading to the garden.

First Floor Landing

With doors to all first floor accommodation and hatch to the loft space.



Bedroom One

A large double bedroom with a window to the rear aspect.

Bedroom Two

A spacious double bedroom with a window to the rear aspect and airing cupboard which houses the boiler.

Bedroom Three

A small double bedroom with a window to the front aspect.

Family Bathroom

Fitted with a modern white suite comprising a panelled bath with a shower over, vanity unit, W.C., a window to the front aspect and attractive tiled splashbacks.

Outside

The front of the property is pleasantly located in a quiet position fronting a large communal green. There is an enclosed front garden which is predominantly laid to lawn with a paved pathway leading to the front door. To the rear of the property there is a private garden which has a large patio seating area adjoining the house and a paved suntrap area to the foot of the garden, a lawned area and a useful brick storage shed.



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 and many places of historical interest are within easy reach.

Directions

From Banbury town centre follow the Warwick Road and continue for half of a mile turning right at the second roundabout into Ruscote Avenue. Turn left at the first roundabout into Longelandes Way. Continue through the chicane and over the mini roundabout then take the fourth left into Portway. Continue down the hill and park in the communal parking area. Walk towards the houses on the right hand side towards the communal green. The property is located within the houses to the right of the communal green and is positioned to the left of the terrace.



Services

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

Local Authority

Cherwell District Council. Tax band B.

Viewing Arrangements.

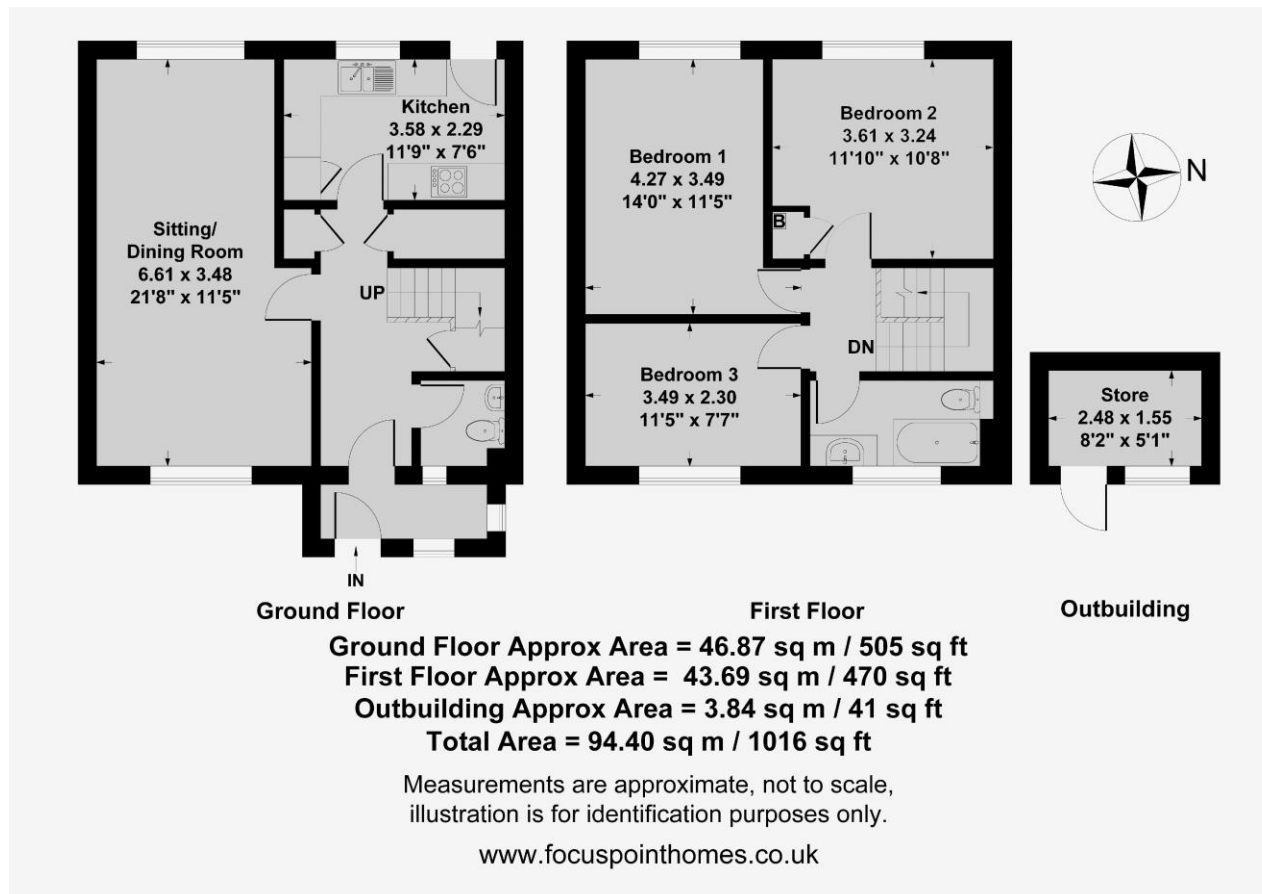
By prior arrangement with Round & Jackson

Tenure

A freehold property.

Asking Price: £275,000





| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | 75 C | 82 B |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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