23 Ruscote Avenue

Banbury, OX16 2NP

ROUND & JACKSON
ESTATE AGENTS

A well-presented three-bedroom home offering spacious accommodation throughout, including a sitting room, dining room, kitchen and useful rear extension. The property also benefits from a low-maintenance garden. Conveniently located close to local amenities, schooling and transport links. Offered to the market with no onward chain.

The Property

A well-presented three-bedroom home offering spacious accommodation throughout, including a sitting room, dining room, kitchen and useful rear extension. The property also benefits from a low-maintenance garden. Conveniently located close to local amenities, schooling and transport links. Offered to the market with no onward chain. On the ground floor there is an entrance hallway, sitting room, dining room, kitchen, rear extension and W.C. On the first floor there is are three bedrooms and family bathroom. Outside to the rear of the property is a low-maintenance garden, mainly laid to gravel with sleeper-edged borders. Additional features include an outside tap, a brick-built storage shed and gated access at the foot of the garden. To the front, there is an attractive, well-stocked garden bordered by a low wall and gate fronting the road. A pathway leads to the front door, which is sheltered by a canopy porch. Subject to the necessary permissions, this area could potentially be reconfigured to provide off-road parking for up to two vehicles. We have prepared a floorplan to show the room sizes and layout, some of the main features include:

Entrance Hallway

The property is entered via a welcoming entrance hallway with stairs rising to the first floor and a door leading through to the sitting room. The hallway features attractive wood-effect flooring.

Sitting Room

A pleasant and comfortable sitting room featuring a central fireplace with a wooden surround and fitted gas coal-effect fire. A bay window to the front aspect allows plenty of natural light, and there is a useful built-in storage cupboard. The wood-effect flooring continues through from the hallway, and a door leads into the dining room.

Dining Room

A spacious dining room with a window overlooking the rear aspect. The room features a characterful working fireplace with a tiled surround and wood-effect flooring. There is also a useful under-stairs storage cupboard and a door providing access to the kitchen.

Kitchen

The kitchen is fitted with a range of grey shaker-style cabinets with worktops over and tiled splashbacks. Additional features include tiled flooring, a sink with drainer, an integrated electric oven with four-ring gas hob, and space and plumbing for both a washing machine and slimline dishwasher. A window overlooks the rear aspect, and a door leads through to the rear extension.

Rear Extension

A useful addition to the property, the rear extension benefits from high ceilings and provides additional versatile space. There is a window and door leading out to the garden, along with an internal door to a convenient ground floor WC.

Ground Floor W.C

Fitted with a white suite comprising a toilet and wash hand basin. The room features tiled flooring and tiled splashbacks.

First Floor Landing

The landing provides access to all first-floor rooms and includes a loft hatch leading to the roof space.

Bedroom One

A generously sized double bedroom with a window to the front aspect.

Bedroom Two

A comfortable double bedroom with a window to the rear aspect and fitted wardrobes. One cupboard houses the Halstead boiler.

Bedroom Three

A single bedroom with a window to the front aspect. There is a useful shelved cupboard housing the hot water tank.

Family Bathroom
The bathroom is fitted with a white suite comprising a panelled bath with Triton electric shower over, wash hand basin and toilet. There are tiled splashbacks, vinyl flooring throughout, and a window to the rear aspect.

Outside
To the rear of the property is a low-maintenance garden, mainly laid to gravel with sleeper-edged borders. Additional features include an outside tap, a brick-built storage shed and gated access at the foot of the garden. To the front, there is an attractive, well-stocked garden bordered by a low wall and gate fronting the road. A pathway leads to the front door, which is sheltered by a canopy porch. Subject to the necessary permissions, this area could potentially be reconfigured to provide off-road parking for up to two vehicles.

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 the town, and many places of historical interest are within easy reach.

Directions
From Banbury Cross proceed north via North Bar Street then turn left into the Warwick Road. Continue past the police station and take the second right hand turn into Neithrop Avenue. Continue to the end of the road and turn left into Ruscote Avenue where the property will be found after a short distance on your left.

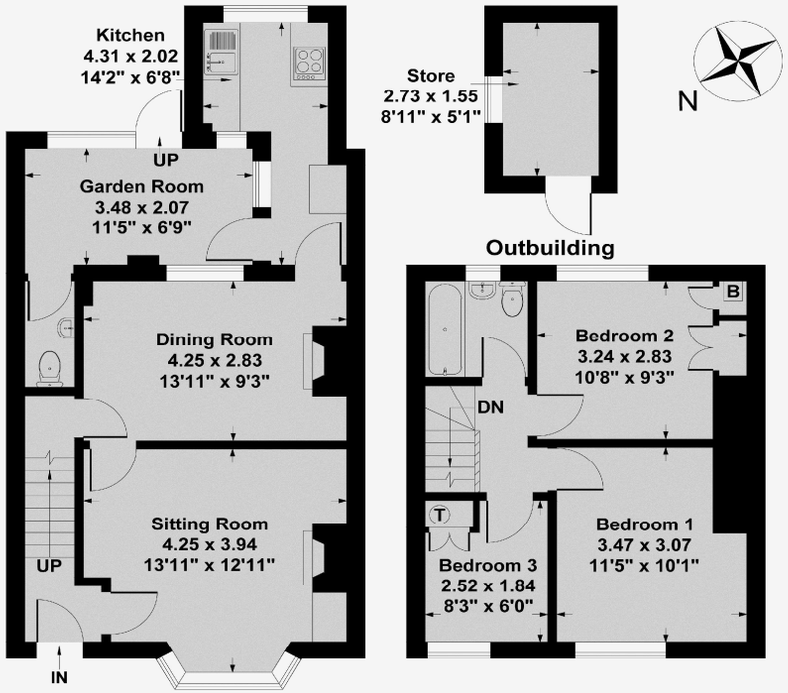
Services
All mains' services connected.

Local Authority
Cherwell District Council. Tax band B.

Viewing Arrangements
By prior arrangement with Round & Jackson.

Tenure
A freehold property.

Asking Price: £275,000



Ground Floor First Floor

Ground Floor Approx Area = 51.06 sq m / 550 sq ft
First Floor Approx Area = 33.38 sq m / 359 sq ft
Outbuilding Approx Area = 4.21 sq m / 45 sq ft
Total Area = 88.65 sq m / 954 sq ft

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

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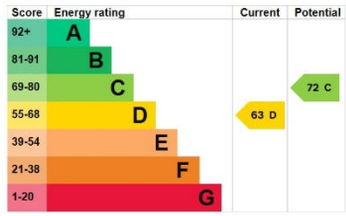

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