



Wardington Road  
Banbury



ROUND & JACKSON  
ESTATE AGENTS

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# 10 Wardington Road

Banbury, OX16 2DN

£350,000

A very well presented Bellway Homes built three bedroom family home with a garage and large driveway and located in a quiet cul-de-sac on the popular Cherry Fields development on the northern side of town.

## The Property

10 Wardington Road, Banbury is a very well presented, Bellway Homes built, modern three-bedroom semi-detached family home with a single garage, a large driveway and a pleasant landscaped rear garden. The property is located at the end of a quiet cul-de-sac and offers a good amount of living accommodation over two floors. The property is within easy walking distance of Cherry Fields Primary School and benefits from having around 4 years NHBC warranty remaining. The living accommodation is as follows. On the ground floor there is an entrance hallway, sitting room, W.C and a large kitchen diner. On the first floor there is a landing, three bedrooms (en-suite to main bedroom) and a family bathroom. Outside there is a single garage, large driveway and a pretty, landscaped rear garden. 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 with doors leading into all the ground floor rooms. Good quality Amtico flooring throughout.

## Sitting Room

A spacious sitting room with a window to the front aspect and plenty of space for furniture.

## W.C

Fitted with a white suite comprising a toilet and wash basin. There are tiled splash backs and a window to the front aspect and the Amtico flooring from the hallway continues throughout.

## Kitchen Diner

A large open-plan kitchen diner with a window and French doors leading into the garden. The dining area has ample space for a table and chairs and there is a large under stairs storage cupboard. The kitchen area is fitted with a range of white fronted cabinets with wood effect worktops over. There are a range of integrated appliances including a double electric oven, four ring electric hob, extractor hood, fridge freezer, dishwasher and washing machine. There is an inset sink and drainer and good quality Amtico flooring is fitted throughout.

## First Floor Landing

Doors to all the first floor rooms. Loft hatch to the roof space which is boarded with a ladder fitted. There is a built-in storage cupboard which houses the hot water system.

## Bedroom One

A large double bedroom with a window to the front aspect and a range of good quality fitted wardrobes and drawers. There is a door leading into the en-suite which is fitted with a white suite comprising a shower cubicle, toilet and wash basin. There are attractive tiled splash backs and good quality Amtico flooring is fitted throughout.

## Bedroom Two

A large double bedroom with a window to the rear aspect and plenty of space for furniture.

## Bedroom Three

A good sized single bedroom with a window to the rear aspect.



### Family Bathroom

A large family bathroom which is fitted with a white suite comprising a panelled bath (with hand-held shower head) a toilet and wash basin. There are attractive tiled splash backs, good quality Amtico flooring and there is a window to the front aspect.

### Garage

A large single garage with an up-and-over door leading onto the driveway and pedestrian door to the side. Power and lighting is fitted.

### Outside

To the rear there is a pretty, landscaped garden with a lawned area and there is a large paved patio adjoining the house with an outside tap fitted. The garden has sleeper edged borders and there is a gravelled section at the foot of the garden with space for a shed. The garden has gated access leading onto a large block-paved driveway which offers parking for up to three vehicles. To the front of the property there is a lawned area with established planted borders and there is a paved pathway leading to the front door and canopy porch.

### Directions

From Banbury Cross proceed in a northerly direction on the A361 Horsefair/North Bar Street. Continue straight ahead at the traffic light controlled crossroads staying on the A361 Southam Road. Take the second exit at the roundabout sign posted for Southam on the A423. Go straight ahead at the next roundabout and continue for approximately 1/2 mile and turn right for Bourton Road. Take the second right for Wardington Road and then take the second left hand turn where number 10 will be found at the end of the cul-de-sac.

### 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.

### Services

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

### Local Authority

Cherwell District Council. Tax band C.

### Viewing Arrangements

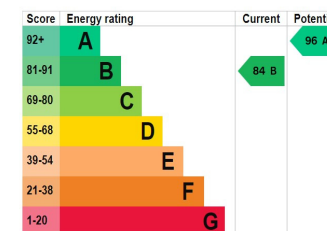
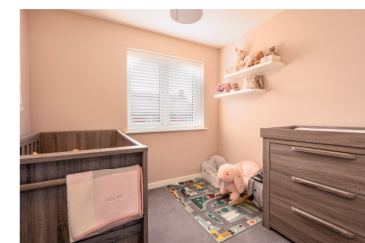
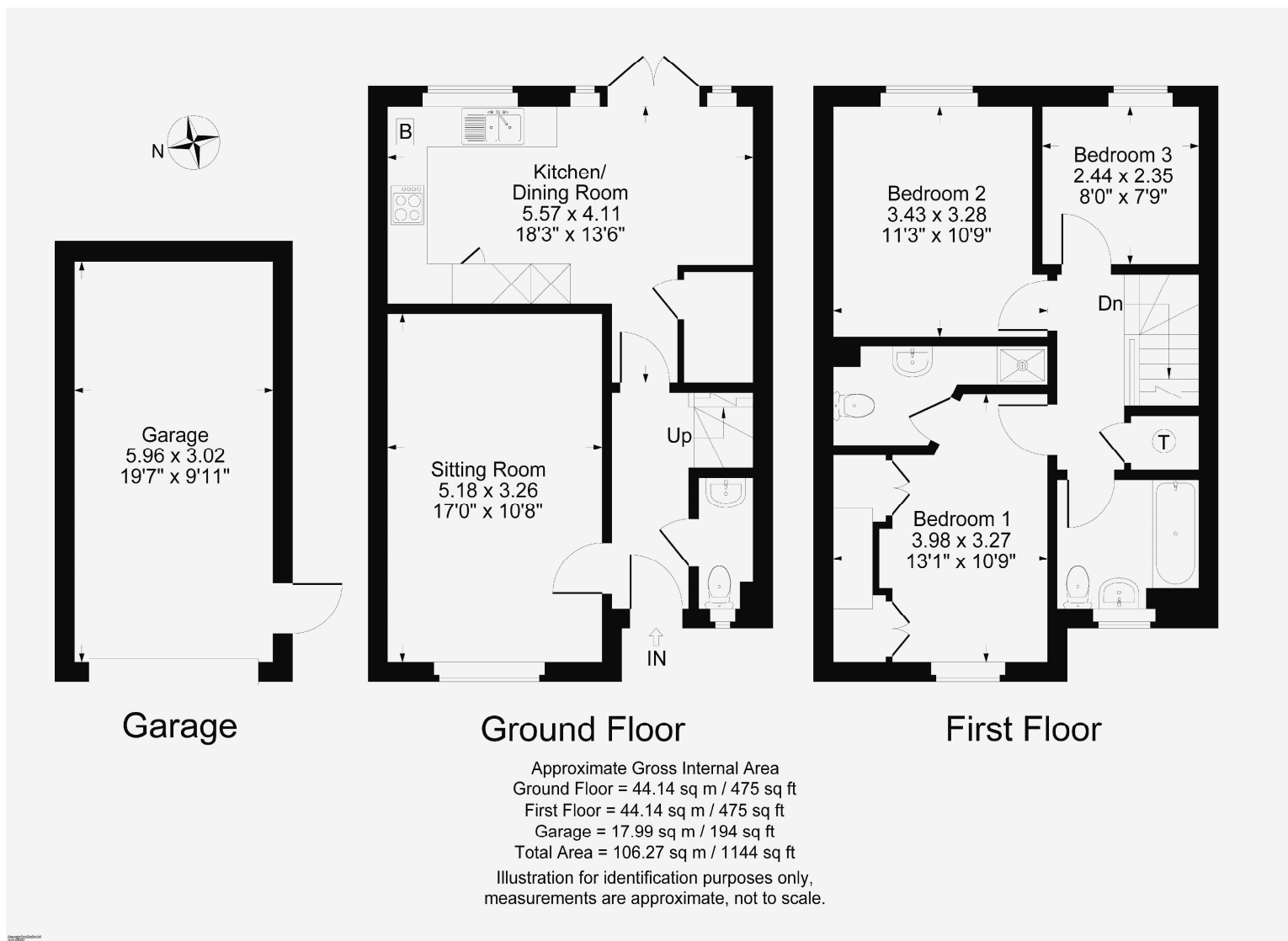
Strictly by prior arrangement with Round & Jackson.

### Estate Charge

Currently around £150.00 per year.







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