

Ashcroft Road
Banbury





17 Ashcroft Road

Banbury, OX16 9DU

£340,000

A good sized three bedroom detached bungalow with a garage and a large driveway and located on the popular Timms Estate in Banbury.

The Property

17 Ashcroft Road, Banbury is a well proportioned, three bedroom detached bungalow with a large driveway and a good sized rear garden. The property is set back from the road and is located within the popular Timms Estate on the south side of town. The living accommodation is arranged over one floor and is well laid out. There is an entrance porch, inner hallway, sitting room, kitchen, conservatory, three bedrooms, a family bathroom and W.C. The property has a single garage and driveway parking for at least five vehicles. To the rear there is a large and very private garden. We have prepared a floor plan to show the room sizes and layout, some of the main features include:

Entrance Porch

A large porch ideal for coat and show storage with tiled flooring and a door leading into the hallway.

Entrance Hallway

Doors leading off to all rooms and a built-in cupboard housing the hot water tank with shelving above. There is a loft hatch providing access to the roof space which is partly boarded with light and ladder.

Sitting Room

A good sized sitting room with two windows to the side aspect and double doors leading into the conservatory. There is a central fireplace with wooden surround and inset electric fire.

Kitchen

Fitted with a range of oak coloured shaker style cabinets with worktops over and tiled splash backs. There is an inset sink with drainer and there is space and plumbing for a washing machine, dish washer and there is space for a fridge freezer. There is an integrated electric oven, four ring gas hob and an extractor hood and there is a door and window to the rear garden and laminate flooring throughout and a wall mounted Baxi gas fired boiler for the heating system.

W.C

Fitted with a white suite comprising a toilet and hand basin with window to the front aspect and wooden flooring.

Conservatory

An older addition to the property of wooden construction with tiled flooring and a door leading into the garden with internal doors leading into the sitting room.

Three Bedrooms

Bedroom one is a large double bedroom with two windows to the front aspect. Bedroom two is a double bedroom with a window to the side aspect and fitted wardrobe. Bedroom three is a single bedroom with a window to the side aspect.

Family Bathroom

Fitted with a white suite comprising a panelled bath with mixer shower over, a toilet and wash basin. There are tiled splash backs, vinyl flooring and there is a window to the side aspect.



Garage

A detached single garage with power and lighting and an up-and-over door leading onto the driveway and further pedestrian door to the side.

Outside

The the rear of the property there is a large and very private lawned garden with decked area and gravelled section to the foot of the garden. There is gated access to the driveway where parking for at least five vehicles will be found. The front garden is lawned with established shrubs and bushes and there is a low level wall fronting the road.

Directions

From Banbury cross proceed along South Bar and into the Oxford Road. Continue for approximately half of a mile past our offices and Sainsbury's supermarket then turn right into Grange Road. Just before the end of the road turn left into Timms Road then right at the T-junction into Beaconsfield Road. Take the second left into Oakland Road and then the first left into Ashcroft Road where number 17 will be found immediately on your right.

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 boiler is located in the kitchen.

Local Authority

Cherwell District Council. Tax band C.

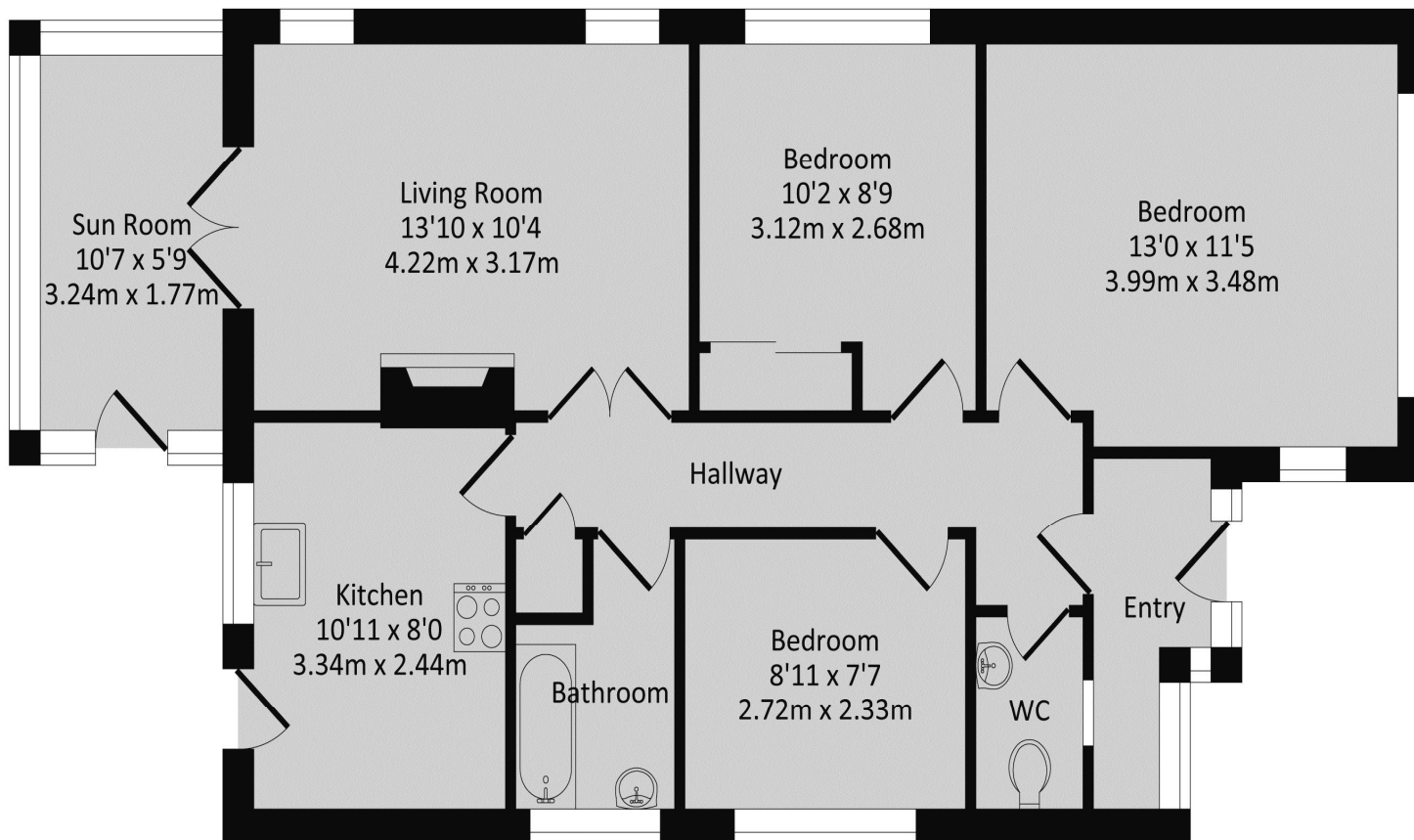
Viewing arrangements

Strictly by prior arrangement with Round & Jackson.

Tenure

A freehold property

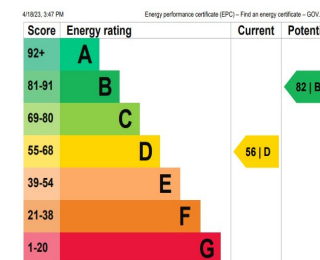




Total Approx. Floor Area 772 Sq.Ft. (71.70 Sq.M.)

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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