



Hillview Crescent  
Banbury



ROUND & JACKSON  
ESTATE AGENTS

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# 41 Hillview Crescent

Banbury, OX16 1BN

£275,000

A well presented three bedroom family home with a large rear garden and a garage with driveway parking. No onward chain.

## The Property

41 Hillview Crescent, Banbury is a well presented, three bedroom, semi-detached family home with a very large rear garden and a larger than standard single garage, with driveway parking. The property has been well looked after over the years but does now require updating throughout. The owners have informed us that the property has mains gas from the road but there is currently no gas meter fitted. The heating is via electric storage heaters but this could easily be upgraded to a modern heating system. The property is located close to local schools and amenities and has potential to extend, as others in the road have. Any new owners would need to seek planning and building regulation approval for this. The living accommodation is arranged over two floors and is well laid out. On the ground floor there is a hallway, sitting room, kitchen and dining room. On the first floor there is a landing, three bedrooms and a family bathroom. Outside to the rear there is a lawned garden measuring around 75 feet and there is a garage and driveway to the front. We have prepared a floor plan to show the room sizes and layout, some of the main features include:

## Entrance Porch

A useful space to remove and store shoes and coats with tiled walls and a door leading into the hallway.

## Entrance Hallway

Stairs rising to the first floor with doors leading into the sitting room, dining room and kitchen. Understairs storage cupboard.

## Sitting Room

A nice sized sitting room with a large window to the front aspect and a central fireplace with tiled surround.

## Kitchen

Fitted with a range of wooden cabinets with wood effect worktops and tiled splash backs. There is a window to the rear aspect and a door to the side and there is an understairs storage cupboard. There is an integrated electric oven, four ring electric hob and extractor hood and there is space and plumbing for a washing machine and space for a fridge. This room has potential to be knocked through into the dining room, with the correct building regulation guidance and structural engineers input.

## Dining Room

A good sized dining room with a central fireplace and sliding door leading into the garden. This room has potential to be knocked through into the kitchen, with the correct building regulation guidance and structural engineers input.

## First Floor Landing

Doors to all the first floor rooms and window to the side aspect. Loft hatch to the roof space which is partially boarded. No light or ladder fitted.

## Bedroom One

A very large double bedroom with a window to the rear aspect and a pleasant outlook over the garden. Fitted wardrobes.

## Bedroom Two

A further large double bedroom with a window to the front aspect and fitted wardrobes.

## Bedroom Three

A single bedroom with a window to the front aspect and a fitted wardrobe.





### Family Bathroom

Fitted with a white suite comprising a panelled bath, toilet and a wash basin. There is white tiling to the walls, a heated towel rail and there is a window to the rear aspect. There is a cupboard housing the hot water tank and shelving is fitted.

### Garage

A wider than average single garage with double doors leading onto the driveway. There is a further access door to the rear and a window. Power and lighting is fitted.

### Outside

To the rear of the property there is a south westerly facing, lawned garden measuring around 75 feet in length. There are established bushes and shrubs and there is a paved patio adjoining the house with a pathway leading to the end of the garden. There is an outside tap fitted and a door leading into the garage with a further door leading into the kitchen. To the front of the property there is a lawned garden with established bushes and shrubs which is surrounded by a low wall. There is driveway parking for one vehicle.

### Directions

From Banbury town centre proceed on the Warwick Road. Turn right at the roundabout onto Ruscote Ave and then take the first left onto Sinclair Ave. Turn right onto Hillview Crescent and pass the shops and the property will be found after around 200 yards on your left-hand side.

### 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. There is gas to the property but no meter is fitted. Electric storage heaters are in place.

### Local Authority

Cherwell District Council. Tax band C.

### Viewing arrangements

Strictly by prior arrangement with Round & Jackson

### Tenure

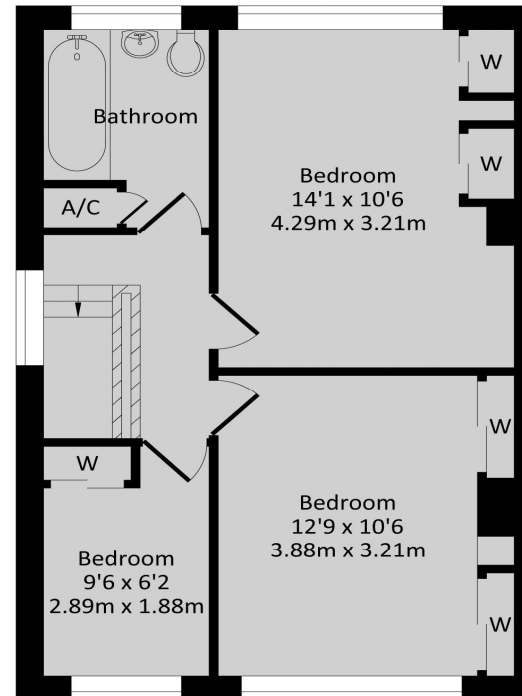
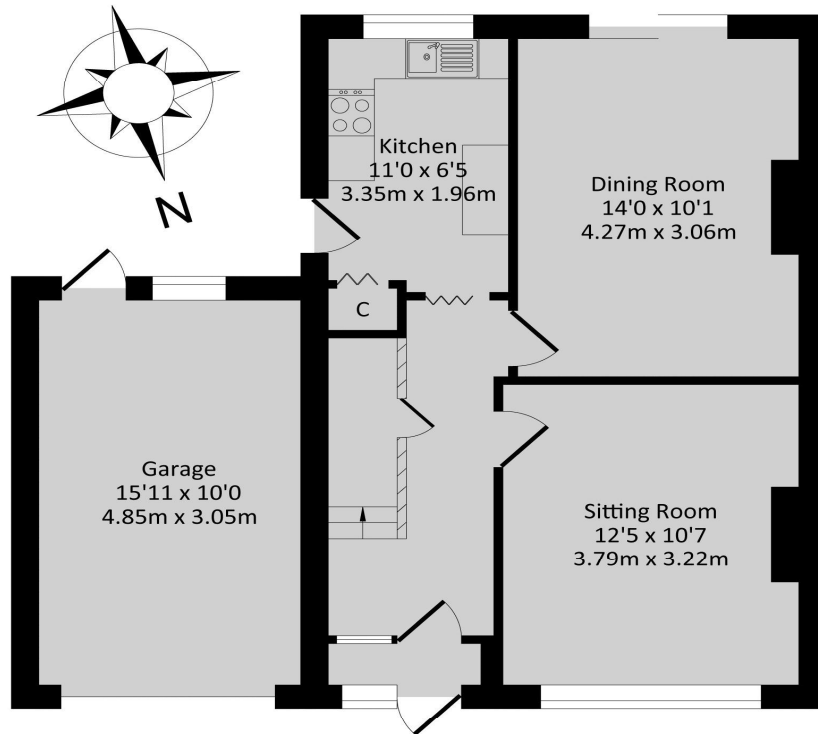
A freehold property.





Ground Floor  
Approx. Floor  
Area 615 Sq.Ft.  
(57.10 Sq.M.)

First Floor  
Approx. Floor  
Area 450 Sq.Ft.  
(41.80 Sq.M.)



Total Approx. Floor Area 1065 Sq.Ft. (98.90 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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

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