



ROUND & JACKSON
ESTATE AGENTS





A very well presented and modern three-bedroom link detached home with a conservatory and garage located in a popular area in easy reach of the train station and M40.

The Property

9 Waltham Gardens, Banbury is a beautifully presented three bedroom detached house which is conveniently located within a modern and well-kept cul-de-sac on the eastern side of town. The property is located close to the train station and town centre with a good selection of shops close by. On the ground floor there is an entrance hallway, a modern kitchen, cloakroom/W.C., sitting/dining room and conservatory which gives access to the single garage. The garage has an internal stud wall to create a lobby area to the rear with some the remaining garage space to the front. On the first floor there is a master bedroom with built in wardrobes, two further bedrooms and a modern shower room. Outside of the property to the rear, there is a private and enclosed garden with decked and patio seating areas with the remainder being laid to lawn with pleasant shrub and plant borders. The decking and the fences were replaced by the current owners in 2021. To the front of the property there is off road parking for one vehicle in front of the garage and a small lawned garden area with a path leading to the front door. We have prepared a floorplan to show the room sizes and layout. Some of the main features include:

Entrance Hallway

With doors to the cloakroom, sitting/dining room and an open doorway to the kitchen and tiled flooring.

Kitchen

With a continuation of the tiled flooring, the kitchen is fitted with a range of modern eye level cabinets with base units and drawers and oak work surfaces over. There is an inset one and a half bowl sinking and draining board, an integrated Bosch double oven with a four ring electric hob above and extractor hood over, an integrated dishwasher, undercounter fridge and a window to the front aspect.

Cloakroom/W.C.

Fitted with a modern vanity unit, W.C., heated towel rail, tiled flooring and a window to the front aspect.

Sitting/Dining Room

A well presented room with ample space for a range of furniture, wood effect flooring, stairs to first floor, a door and window to the conservatory and a window to the side.

Conservatory

A useful additional reception space with double doors and windows leading to the rear garden and door to the garage/lobby.



First Floor Landing

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

Master Bedroom

A double room with two windows to the rear and a built-in wardrobe.

Bedroom Two

A double room with a window to the front.

Bedroom Three

A single room with a window to the front.

Shower Room

Fitted with a modern suite which was replaced in 2023, comprising a large shower cubicle with a handheld shower and rainfall shower over with attractive tiled splash backs. There is a vanity unit, W.C., heated towel rail, window to the side aspect and a built in storage cupboard.

Garage

A single garage with an up and over door to the front and power connected. A stud wall has been erected to the rear to create a separate lobby space.



Outside

To the front of the property there is a small lawned garden area with a paved pathway leading to the front door. To the side, there is a driveway which provides off road parking for one vehicle in front of the garage. The main area garden is located to the rear and has a lawned area with plant and shrub borders, a decked seating area adjoining the house and a patio seating area to the rear. To the front of the property there is a small lawned garden with a paved path leading to the front door and a driveway which provides off road parking for one vehicle in front of the single garage.

Directions

From Banbury town centre proceed in an easterly direction via the Middleton Road. Continue to the end of this road and take the third exit at the roundabout on to Ermont Way. At the roundabout take the third exit on to Overthorpe Road then the first right into Westminster way. Take the first right turn into Waltham Gardens where the property is located on the 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 (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. 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.

Services

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

Local Authority

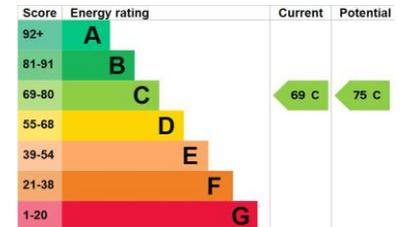
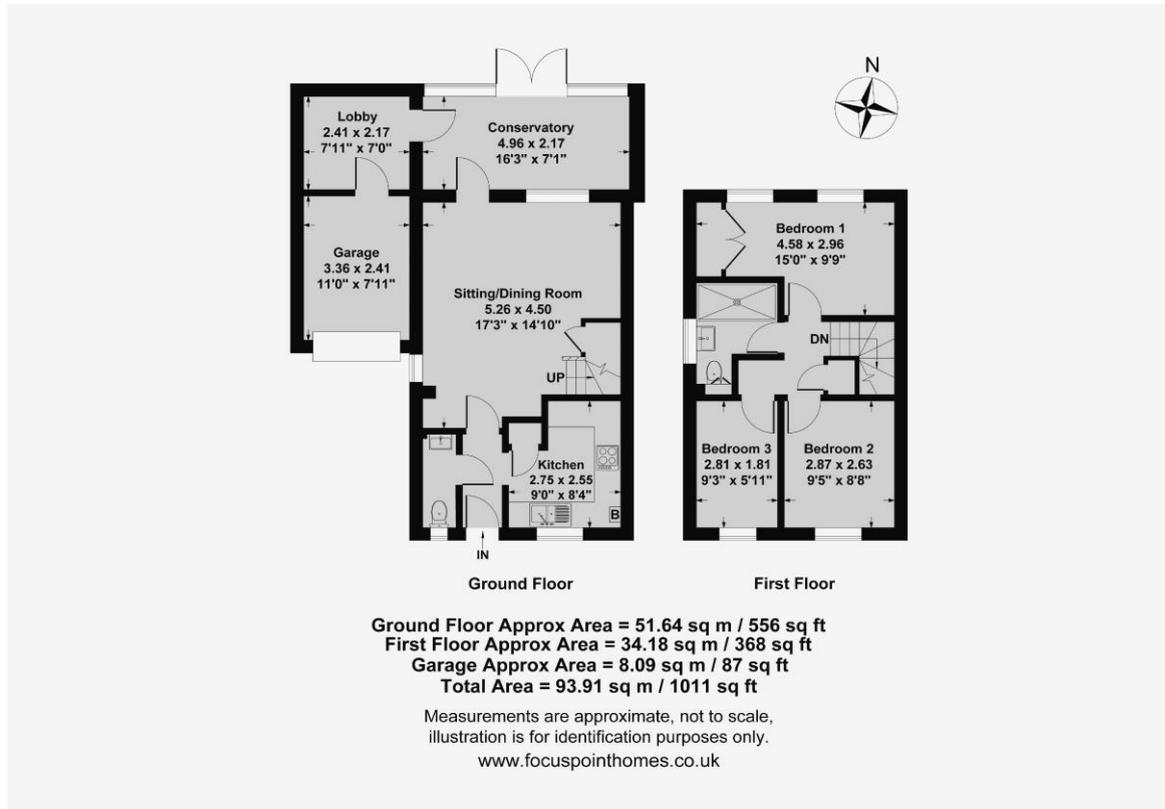
Cherwell District Council. Tax band C.

Viewing Arrangements.

By prior arrangement with Round & Jackson.

Asking Price: £335,000





IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.

Banbury - The Office, Oxford Road, Banbury, Oxon, OX16 9XA

T: 01295 279953 E: office@roundandjackson.co.uk

Bloxham - High Street, Bloxham, Oxon, OX15 4LU

T: 01295 720683 E: office@roundandjackson.co.uk

www.roundandjackson.co.uk

Property Misdescriptions Act 1991: The Agents have not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her professional buyer. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their solicitor. You are advised to check the availability of any property before travelling any distance to view.



ROUND & JACKSON
ESTATE AGENTS