



Orchard Way
Banbury



ROUND & JACKSON
ESTATE AGENTS



38 Orchard Way

Banbury, Oxon, OX16 0HA

£265,000

A spacious three bedroom house with off road parking, a large rear garden and potential to extend and modernise. The property is offered for sale with no onward chain and is located close to schools and a wide range of amenities.

The Property

38 Orchard Way, Banbury is a spacious three bedroom end of terrace house which is conveniently located close to a wide range of amenities and within walking distance of the town centre. The property is in need of modernisation and has great scope to extend and reconfigure. There is a driveway to the front which provides off road parking and to the rear there is a large mature garden which is predominantly laid to lawn. We have prepared a floorplan to show the room sizes and layout. Some of the main features include:

Porch

Entrance door from driveway and main entrance door to hallway.

Hallway

Stairs to first floor, door to sitting room.

Sitting Room

A spacious reception room with a central fireplace (gas fire not operational), a door to the dining room, and a window to the front.

Dining Room

A spacious dining room with a window to the rear and a door to the kitchen. It would be possible to create an open plan kitchen/diner by removing the dividing wall between these two rooms.

Kitchen

Fitted with eye level cabinets and base units and drawers with work surfaces over and an inset sink and draining board. Space for a cooker, storage cupboard with space for a fridge-freezer. Door to side and a window to the rear. The gas connection has been capped off but could be reconnected and there is also an electrical connection for a cooker.

First Floor Landing

Hatch to loft space, window to the side, airing cupboard and doors to all first floor accommodation.

Bedroom One

A large double room with ample space for wardrobes and a window to the front.

Bedroom Two

A large double room with a ample space for wardrobes and a window to the rear.

Bedroom Three

A single room with a window to the front.

Shower Room

Re-fitted within recent years. Large shower cubicle, low level WC and wash hand basin. Attractive tiled walls and two windows to the rear.

Outside

To the front of the property there is driveway which provides off road parking. There is gated access to the side which leads to the rear where there is a large mature garden which is predominantly laid to lawn and has a seating area adjoining the house and flower and plant borders. Within the garden there are two sheds and a green house.

Directions

From Banbury town centre proceed via the Warwick Road and continue for approximately half of a mile and turn left at the first roundabout onto Orchard Way. Continue along the dual carriage way to the round about and take the fifth to travel back down the carriage way where the property will be found on your left.

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 combination boiler is located in the dining room.

Local Authority

Cherwell District Council. Tax band B.

Viewing Arrangements

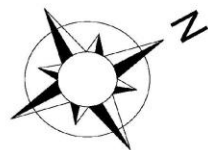
By prior agreement with Round & Jackson.

Tenure

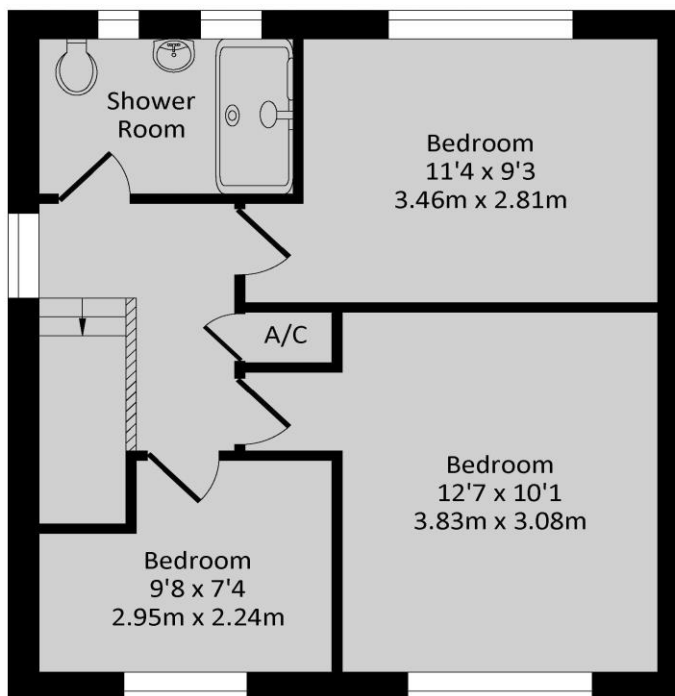
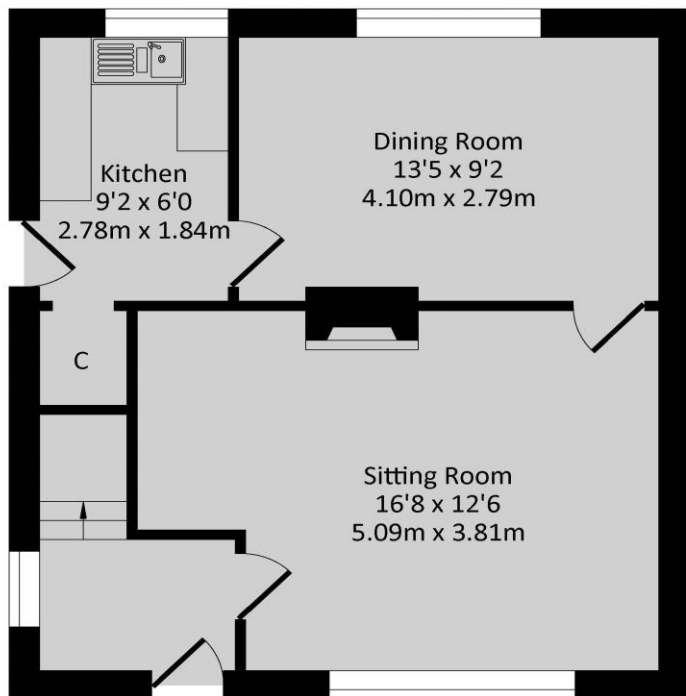
A freehold property.



Ground Floor
Approx. Floor
Area 436 Sq.Ft.
(40.5 Sq.M.)



First Floor
Approx. Floor
Area 436 Sq.Ft.
(40.5 Sq.M.)



Total Approx. Floor Area 872 Sq.Ft. (81.0 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		83 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

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