



# 10 GILKES YARD

BANBURY OX16 9GF

**King &  
Woolley**  
Estate Agents and Surveyors

# 10 Gilkes Yard

Banbury | OX16 9GF

## £275,000

An extended house with spacious and flexible accommodation in a quiet cul de sac setting.

Ensuite main bedroom with dressing room | 2 further first floor bedrooms | Ground floor bedroom 4/ family room | Private, easy maintenance garden | Easy access town centre & local facilities | Large reception room |



**10 Gilkes Yard** is a modern semi-detached house that has been considerably extended to now provide spacious, flexibly arranged accommodation to include a ground floor forth bedroom/ family room that, subject to the necessary consents, has the potential to utilise the adjoining utility room to perhaps create annex space. A good-sized living room is complemented by a double glazed conservatory whilst on the first floor are three well-proportioned bedrooms, the largest of which has an adjoining through dressing room and ensuite bath/ shower facilities. Outside, to the front, is ample car parking whilst to the rear is an easy maintenance garden enjoying a southerly aspect and surprising privacy.



## Accommodation

- Hall
- Cloakroom
- Sitting room
- Conservatory
- Kitchen
- Utility
- Ground floor bedroom 4/ family room
- Ensuite main bedroom with dressing room
- 2 further bedrooms
- Family bathroom
- Gas-fired heating
- Car parking
- Garden

# General

**Services:** All main services

**Council Tax:** Band D - £1925.77 p.a

**Local Authority:** Cherwell District

## Directions

From Banbury Cross travel west on the Broughton Road, passing the college on your left before turning right into Gilkes Yard. The house will then be found on the right

