



2 Grimsbury Green, Banbury, Oxon OX16 3JF
'Offers in the region of' £290,000

Stanbra
Powell

Estate Agents
Valuers
Property Lettings





A well maintained end terraced house providing well proportioned accommodation throughout, offered with no onward chain.

Entrance hall | Cloakroom | Living/dining room | Kitchen | Three bedrooms | Bathroom | Gardens to front and rear | Garage | Driveway | UPVC double glazing | Gas radiator heating

Conveniently located within walking distance of Banbury town centre and railway station, a three bedroom end terraced house benefiting from a private rear garden and garage. The property is located within easy access of Junction 11 M40.

Ground Floor

Canopy porch.
Front door.

Entrance hall: Stairs rising to first floor.

Cloakroom: Hand basin and low level WC. Tiling to splashback areas.

Living/dining room: Feature box bay window to front aspect. Useful understairs storage. Double glazed door giving access to the garden.

Kitchen: Sink unit and drainer. Range of wall and base units. Four ring gas hob. Integrated electric oven and grill. Tiling to splashback areas. Wall mounted gas boiler. Double glazed window and door to rear aspect.

First Floor

Landing: Access to loft. Airing cupboard housing hot water tank and immersion heater.

Bedroom one: Double bedroom to front aspect. Fitted wardrobes.

Bedroom two: Double bedroom to rear aspect. Fitted wardrobes.

Bedroom three: Single bedroom to front aspect.

Bathroom: White suite comprising of panelled bath with electric shower over, pedestal handbasin and low level WC. Complementary tiling to splashback areas. Shaver socket and light.

Outside

Rear garden: Enclosed by fencing giving a good degree of privacy. Predominantly laid to lawn. Patio area. Access front to back via gate, which provides access to the garage.

Garage: Brick built single garage with metal up and over door to front. Pitched roof.

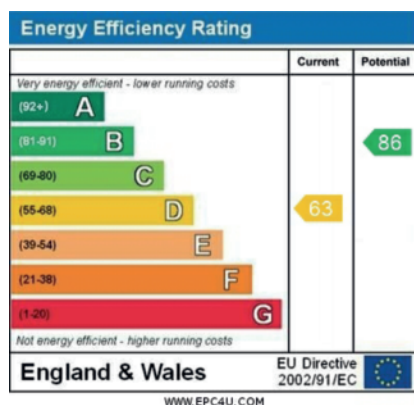
Front: Enclosed front garden laid to shingle. Pathway to front door.

Services: All Council Tax Banding: B
Authority: Cherwell District Council

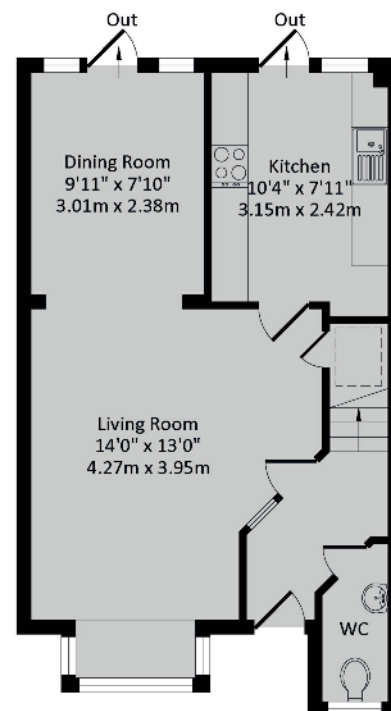
Directions: From Banbury Cross proceed east through the High Street and into George Street. At the T-junction turn left into Lower Cherwell Street and right at the traffic lights; crossing over the railway bridge into the Middleton Road. Continue over two mini-roundabouts and at the next set of traffic lights turn left into the Old Daventry Road. Continue into Manor Road and turn right at the mini roundabout into Grimsbury Green.



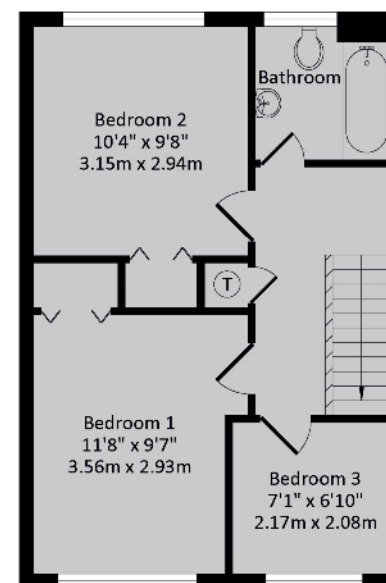




Ground Floor
 422 sq.ft. (39.20 sq.m.) approx.



First Floor
 396 sq.ft. (36.80 sq.m.) approx.



TOTAL APPROX. FLOOR AREA 818 sq.ft. (76.0 sq.m.) approx.

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 and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Important Agent's Note All services throughout the property are untested. Any applicants must satisfy themselves with the condition of any central heating systems, fitted gas fires, showers or any other installations (where applicable). Also all measurements should be taken as approximate, although every care is taken in their accuracy. These details contained hereon are for information purposes only and do not form the basis of a contract.

Viewing: Through appointment with Stanbra Powell



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