



71 Bismore Road
Banbury



ROUND & JACKSON
ESTATE AGENTS



71 Bismore Road

Banbury, OX16 1JN

£385,000

A superb, stone-built, four large double bedroom townhouse with a good sized garden and a single garage with ample driveway parking. and covered parking area.

The Property

71 Bismore Road, Banbury is a superb and extremely spacious, stone-built four bedroom townhouse. The property has four very large double bedrooms, a private rear garden and a garage with ample driveway parking (Part of which is covered) The property is just over 3 years old and has the remainder of the 10 year NHBC warranty from when it was new. The living accommodation is very versatile and is arranged over three floors. On the ground floor there is a hallway, sitting room. W.C and a large kitchen diner. On the first floor there are three very large double bedrooms (One with en-suite) and a further family bathroom. On the second floor there is a very large and impressive main bedroom with a further en-suite. Outside there is a garage and driveway parking and to the rear there is a good sized and very private lawned garden. The property really does need to be viewed to appreciate the amount of living space on offer. We have prepared a floorplan to show the room sizes and layout, some of the main features include:

Entrance Hallway

Stairs rising to the first floor and a door leading into the sitting room. Good quality wood effect flooring throughout.

Sitting Room

A nice sized sitting room with a window to the front aspect and a door leading into the kitchen diner. The wood effect flooring continues throughout.

Kitchen Diner

A spacious, open-plan entertaining space with plenty of room for a large table and chairs. The kitchen is fitted with a range of white cabinets with worktops over and attractive tiled splashbacks.

There is an inset, one and a half bowl sink with drainer and there is a window and French doors leading into the garden. There are a range of integrated appliances including a fridge freezer, dishwasher, electric oven, four ring gas hob and an extractor hood. There is space and plumbing for a washing machine and a the wood effect flooring continues throughout. There is a large built-in storage cupboard and a door leading into the sitting room and W.C.

W.C

Fitted with a white suite comprising a toilet and hand basin. Attractive tiled splashbacks and tiled flooring throughout.

First Floor Landing

A spacious landing with a window to the front aspect and doors leading to all first floor rooms. There is a built-in cupboard and stairs rising to the second floor.

Three First Floor Bedrooms

Bedroom two is a very large double bedroom (Currently being used as an office) with a window to the front aspect and en-suite shower room with W.C. Bedroom three is a large double bedroom with a window to the front aspect and fitted wardrobes. Bedroom four is a large double bedroom with a window to the rear aspect and fitted wardrobes.

Family Bathroom

A large family bathroom which is fitted with a white suite comprising a panelled bath, toilet and wash basin and there is a separate large shower cubicle. There are attractive tiled splashbacks, tiled flooring and there is a heated towel rail and a window to the rear aspect.



Second Floor Main Bedroom And En-suite

A superb, and extremely large, bright and airy main bedroom with ample space for the largest of beds and extra furniture. There are quality fitted wardrobes and a window to the front aspect with a further velux type window to the rear aspect. There is a door leading into a well fitted en-suite with a large shower cubicle, toilet and a hand basin.

Garage

A large single garage with power and lighting and an up-and-over door leading onto the driveway. There is a further personal door leading into the rear garden.

Outside

To the rear of the property there is a good sized lawned garden with a paved pathway to the rear of the property and gated access onto the driveway. There is a further area behind the garage that would be ideal for a shed and there is an outside tap fitted. To the front of the property there is a lawned area with pathway leading to the front door and there is a planted border. The driveway provides parking for at least two vehicles and is partly covered beneath the house, ideal for not having to defrost the car on those winter mornings. There is a gravelled area which provides covered space for wheelie bin storage.

Directions

From Banbury town centre proceed via the Warwick Road and continue out of town for approximately one and a quarter mile. Having passed the Barley Mow Public House continue straight ahead at the next two roundabouts and then take the next road on the right into Nickling Road. Continue for approximately 500 yards and turn left into Bismore Road. Follow the road ahead where number 71 will be found on your left as the road bends to the right.

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 boiler is in the kitchen.

Local Authority

Cherwell District Council. Tax band E.

Agents Note

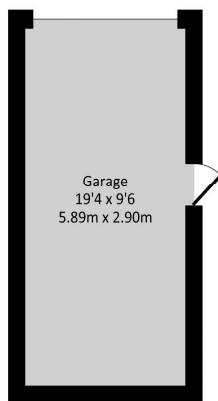
There is an annual estate charge of approximately £140.00.

Tenure

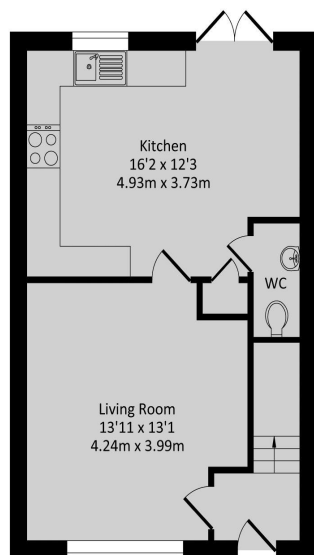
A freehold property.



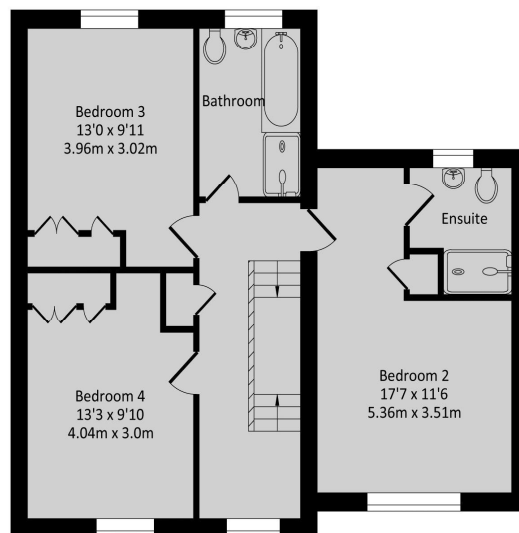
Garage
Approx. Floor
Area 184 Sq.Ft.
(17.0 Sq.M.)



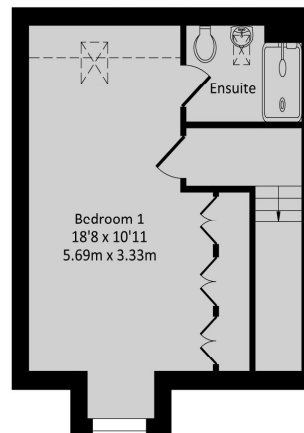
Ground Floor
Approx. Floor
Area 428 Sq.Ft.
(39.8 Sq.M.)



First Floor
Approx. Floor
Area 648 Sq.Ft.
(60.2 Sq.M.)



Second Floor
Approx. Floor
Area 328 Sq.Ft.
(30.4 Sq.M.)



Total Approx. Floor Area 1588 Sq.Ft. (147.4 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		93 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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