



Leigh Grove
Banbury



ROUND & JACKSON
ESTATE AGENTS





An exceptionally spacious detached bungalow with a large plot and great potential for modernisation in a highly sought after position close to the town centre.

The property

27 Leigh Grove, Banbury is an individual detached bungalow which is located in an elevated position within a highly regarded neighbourhood close to the town centre. The property is situated on a very large plot which includes a private rear garden, a front garden with far reaching views over the town and a large driveway to the side providing parking for multiple vehicles. There is an additional vehicular access via the Bloxham Road at the rear. The property has spacious accommodation and is in need of complete modernisation with great potential for improvement and extension. We have prepared a floorplan to show the room sizes and layout. The accommodation briefly comprises:

Hallway

A large central hallway with the main entrance door to the front, an airing cupboard and separate storage cupboard and doors to all accommodation.

Sitting Room

With windows to the front and side and a fireplace.

Dining Room

With double doors from the hallway, a fireplace and access to the side.

Kitchen

A spacious room with windows to the front and side and a door to the lobby. Fitted with eye level cabinets and base units and drawers with work surfaces over and a sink and draining board. Ample space for appliances.

Bathroom

Panelled bath, wash hand basin and W.C.

Bedroom One

A double room with windows to the side and rear.

Bedroom Two

A double room with window to the conservatory.

Study

A useful room with door to the conservatory.

Lobby

A very large side lobby with three useful storage cupboards, a cloakroom/W.C. and doors to the garage and to the front and rear. This room could be converted into additional accommodation if required.

Outside

To the front of the property there is a large garden which is landscaped and predominantly laid to lawn and has a pleasant outlook over the town. There is a very large driveway to the side which provides off road parking for several vehicles and can be accessed from the front and rear. The rear garden is very private and predominantly laid to lawn with a variety of established tree and flower and plant borders.



Garaging

The main garage measures 23'3 x 11'5 and has a bi folding door to the front. Garage two measures 16'7 x 10'3 and is accessed via the side gates from the driveway or from the rear track from the Bloxham Road.

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.

Asking Price £500,000



Directions

From Banbury Cross proceed via West Bar Street (B4035) and take the first left onto Beargarden Road. Turn immediately right onto Kingsway and then first left for Leigh Grove. The property is located at the top of the street as the road bears to the right.

Services

All mains services connected.

Local Authority

Cherwell District Council. Tax band F.

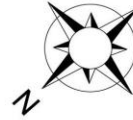
Tenure

A freehold property.

Viewing Arrangements

By Prior arrangement with Round & Jackson.





Total Approx. Floor Area 2273 Sq.Ft. (211.20 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		
69-80	C		
55-68	D		61 D
39-54	E	40 E	
21-38	F		
1-20	G		

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.

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