



3 Dorchester Grove
Banbury, OX16 0BD



ROUND & JACKSON
ESTATE AGENTS





A very well presented, three-bedroom, detached family home which has been extended to the rear and has a large rear garden and a garage. No onward chain with this property.

The property

3 Dorchester Grove, Banbury is a very well presented, three-bedroom, detached family home which has been extended to the rear and has a garage, driveway parking and a large rear garden. The property is located on a quiet cul-de-sac on the outskirts of town and comes to market with no onward chain, aiding a quick completion. The property has pleasant views to the front, across Crouch Hill, and has been owned by the same person from when it was built. The living accommodation is arranged over two floors and is well laid out. On the ground floor there is a hallway, cloakroom with W.C, kitchen, sitting room and a large dining room. On the first floor there is a large landing, three bedrooms and a family bathroom. Outside, there is a large tiered garden to the rear, and to the front, there is a lawned garden, single garage and driveway parking. We have prepared a floor plan to show the room sizes and layout, some of the main features include:

Entrance Hallway

A really welcoming hallway with stairs rising to the first floor and doors leading off. Useful understairs cupboard beneath the stairs.

Cloakroom with W.C

Fitted with a green coloured suite comprising a toilet and a wash basin. There is a window to the front aspect, and good-quality wood effect flooring throughout. The wall mounted, Glow-worm, gas fired boiler is also located here.

Sitting Room

A spacious, and very bright and airy sitting room with dual aspect windows to the front and rear. There is a pleasant outlook to the front, towards Crouch Hill, and the room has ample space for furniture and a door leading into the dining room.

Kitchen

An immaculately presented kitchen which is fitted with a range of beech coloured cabinets with worktops over, and attractive tiling. The kitchen has an integrated electric oven and grill, a four ring electric hob. There is space and plumbing for a washing machine, space for a fridge and there is an inset sink, with drainer. There is a window to the side aspect and a door leading into the dining room. Good quality herringbone effect, vinyl flooring throughout.

Dining Room

Forming part of a rear extension with doors leading into the kitchen and sitting room. There is a window and door leading into the garden and a door leading into the rear lobby.

The room has plenty of space for a dining table and chairs. A large, open-plan kitchen diner could be created by removing the wall between the kitchen and dining room, however, building regulation guidance would be required along with structural checks.

Rear Lobby

A useful covered area linking the rear garden to the front of the property. Good quality wood effect flooring throughout.

First Floor Landing

A spacious landing with a window to the front aspect offering a pleasant outlook. There are doors to all the first floor rooms, a loft hatch to the roof space, and there is a built-in cupboard housing the hot water tank, with shelving.

Bedroom One

A large double bedroom with a window to the rear aspect and a built-in wardrobe, with further storage cupboard above.

Bedroom Two

A large double bedroom with a window to the rear aspect and a built-in wardrobe, with further storage cupboard above.

Bedroom Three

A good size single bedroom with fitted wardrobes and a window to the front aspect, offering a pleasant outlook.



Family Bathroom

A modern bathroom which is fitted with a white suite comprising a panelled bath, shower cubicle, toilet and a wash basin. There are attractive tiled splash backs, vinyl flooring and there are two windows to the side aspect.

Garage

A single garage with up-and-over door leading onto the driveway and further access door to the rear.

Outside

To the rear there is a lovely, tiered garden with two lawned areas and many established trees, bushes and shrubs. There is a large paved patio area adjoining the house and a low retaining wall, with steps leading to the lawn. There is access from here into the garage and access into the rear lobby. To the front of the property there is a driveway for two vehicles and a lawned garden with established planted borders.

Situation

Banbury is a thriving, market town located just north of Oxford amidst beautiful rolling countryside. The town is steeped in history and is now a modern centre with a full range of shops, supermarkets, a cinema, restaurants and leisure facilities. Communication links are excellent with Junction 11 of the M40 situated approximately two miles north east. Banbury railway station provides regular trains to all parts of the country with London and Birmingham a comfortable commute (London Marylebone from 55 minutes and Birmingham New Street from 44 minutes). Birmingham Airport is about 40 miles distant and Heathrow and Luton Airports are also within easy reach. The local area provides a range of primary, secondary and mixed boarding schools. Local leisure retreats include Soho Farm House (11 miles), Tadmerton Golf Club (5.6 miles) and Oxford Westgate (25 miles).

Directions

From Banbury Cross proceed along West Bar Street and continue as the road becomes the Broughton Road. Take the second exit at the round about signposted for Shipston-on-Stour. Take the fourth right turn for Balmoral Avenue and then the first right for Dorchester Grove. The property is located on the left hand side.

Services

All mains services connected. The gas fired boiler is in a cupboard on the landing.

Local Authority

Cherwell District Council. Tax band D. The boiler is located in the ground floor cloakroom.

Tenure

A freehold property.

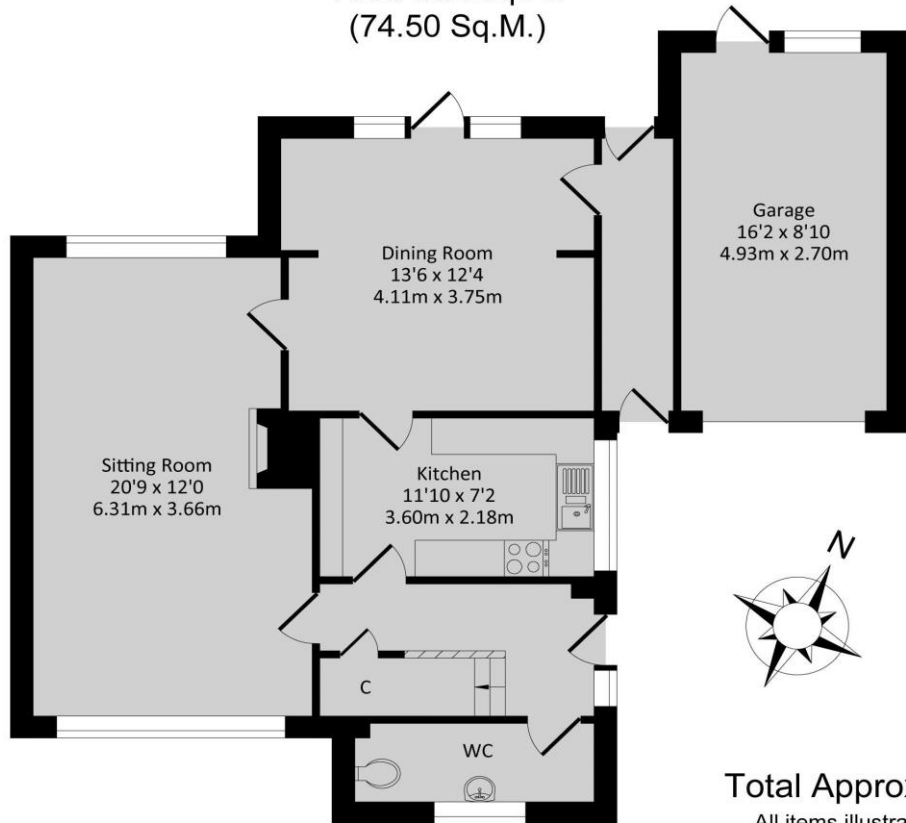
Viewing Arrangements

Strictly by appointment with Round & Jackson.

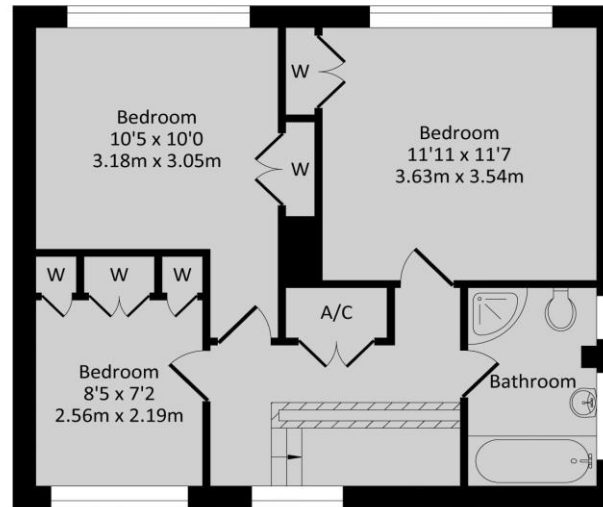
Guide Price: £340,000



Ground Floor
Approx. Floor
Area 802 Sq.Ft.
(74.50 Sq.M.)



First Floor
Approx. Floor
Area 499 Sq.Ft.
(46.40 Sq.M.)



Total Approx. Floor Area 1301 Sq.Ft. (120.90 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		71 C
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		

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