



3 Grange Road, Banbury,
Oxfordshire, OX16 9AS



ROUND & JACKSON
ESTATE AGENTS





A greatly extended and beautifully presented three bedroom semi detached house with a large rear garden located in a sought after non estate position on the south side of town.

The property

3 Grange Road, Banbury is a greatly improved and beautifully presented semi detached house which is located within a sought after, non estate position close to Sainsbury's supermarket, the Horton hospital and within walking distance of primary and secondary schooling. The property has been hugely improved by the current owners to include a large rear extension, a re-fitted kitchen and bathroom, landscaping to the garden and a recently added garden room.

We have prepared a floorplan to show the room sizes and layout. Some of the main features include:

Hallway

Extended to the front with a porch area, stairs to the first floor and doors to the sitting room and bathroom.

Bathroom

Recently re-fitted with a modern suite comprising a panelled bath with a shower over, a wash hand basin and WC. Attractive tiling, window to the side.

Sitting Room

A spacious room with a window to the front, a central fireplace with wood burning stove and access to the kitchen and dining-family room.

Kitchen

Recently re-fitted with modern, high gloss eye level cabinets and base units and drawers with work surfaces over. Inset sink and draining board, four ring gas hob with extractor over, single oven, microwave, fridge-freezer, dishwasher and washing machine.

Dining-Family Room

A very spacious reception room linked to the kitchen and sitting room with double doors to the garden. There is ample space for dining and lounge furniture.

First Floor Landing

Hatch to loft space and doors to all bedrooms.

Bedroom One

A spacious dual aspect bedroom with a built in wardrobe.

Bedroom Two

A double room with a window to the front and space for a wardrobe.

Bedroom Three

A single room with a window to the front and space for a wardrobe.



Outside

To the front of the property there is a block paved drive providing parking for three vehicles. There is a large garden to the rear backing on to the Grange Road allotments which is beautifully landscaped and is ideal for entertaining, outdoor dining and relaxing. There is a patio adjoining the house, a large lawn with well stocked flower and plant borders, a variety of trees and a further patio seating area. At the foot of the garden there is a large hardstanding which houses two sheds and has vehicular access from the rear. Within the garden there is a timber garden room which has a variety of uses.

Services

Services All mains services connected.

Local Authority

Cherwell District Council. Tax band C.

Viewing Arrangements

Strictly by prior arrangement with Round & Jackson.

Tenure

A freehold property.

Situation

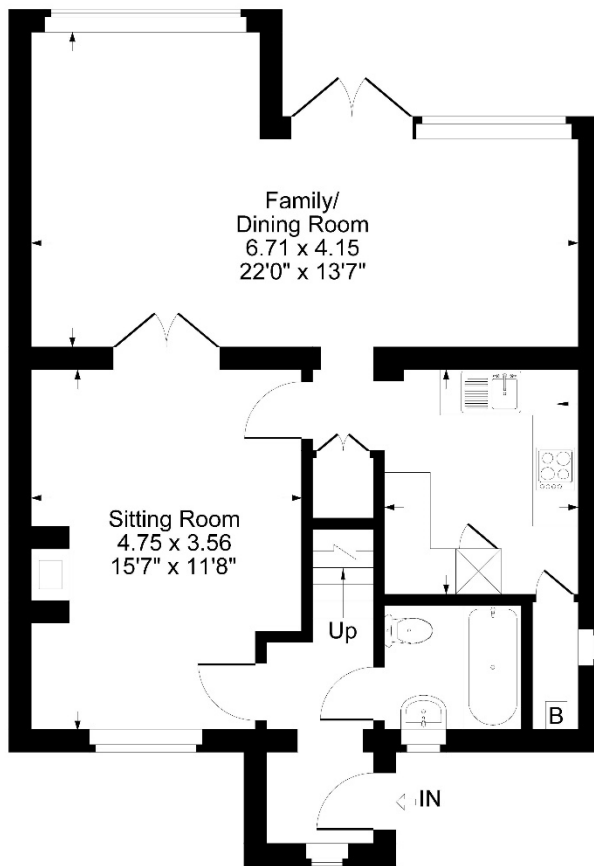
Banbury is a thriving, market town located just north of Oxford amidst beautiful rolling countryside. The town is steeped in history and is now a modern centre with a full range of shops, supermarkets, a cinema, restaurants and leisure facilities. Communication links are excellent with Junction 11 of 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 57 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), Tadmarton Golf Club (5.6 miles) and Oxford Westgate (25 miles).

Directions

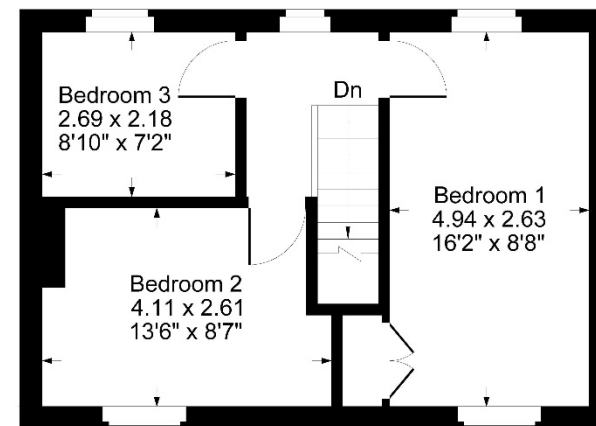
From Banbury Cross proceed south via South Bar Street and continue into the Oxford Road. Having passed Sainsbury's supermarket take the next right hand turn into Grange Road. The property is located on the left hand side after a short notice.

Asking Price £375,000

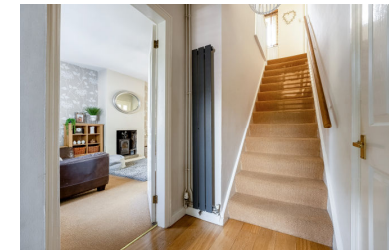




Ground Floor



First Floor



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	65 D	
39-54	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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