



11 Lord Grandison Way
Banbury, Oxon, OX16 1EQ



ROUND & JACKSON
ESTATE AGENTS





A very well presented three bedroom semi-detached family home which is within a pleasant tucked away position located on the popular Hanwell Fields development close to a wide range of amenities and schooling. Available for sale with no onward chain.

The Property

11 Lord Grandison Way, Banbury is a very well presented three bedroom, semi-detached family home which is located on the edge of Hanwell Fields close to amenities and schooling. The accommodation is arranged over two floors and is well laid out. On the ground floor there is an entrance hallway, cloakroom/W.C./sitting room, kitchen and a study area/snug which is the converted part of the garage. On the first floor there is a central hallway, three bedrooms with an ensuite to the master bedroom and a family bathroom. Outside of the property there is an enclosed and private rear garden, a small garden area to the front with a pathway leading to the front door. There is off road parking available for one vehicle in front of the garage.

We have prepared a floor plan to show the room sizes and layout, some of the main features includes:

Entrance Hallway

Stairs rising to the first floor with doors leading to the cloakroom/W.C., sitting room and kitchen.

Cloakroom/W.C.

Fitted with a wash hand basin and W.C.

Sitting Room

A spacious and light dual aspect sitting room with a window to the front aspect and double French doors leading to the rear garden.

Kitchen

Fitted with a range of shaker style eye level cabinets with base units and drawers with work surfaces over and modern tiled splashbacks. There is space and plumbing for a washing machine, dishwasher, undercounter fridge, inset sink and draining board, single oven with a four ring induction hob above and an extractor hood over. There are dual aspect windows to the front and rear and a door leading to the study/snug.

Garage Conversion/Snug

Having been converted from the garage for an additional reception room which could be used as a study, dining room or snug. There is a stud wall in place and door leading to the remainder of the garage space with electric connected and double doors to the front.

First Floor Landing

Doors to all first floor accommodation, airing cupboard which houses the hot water cylinder, window to the rear aspect and hatch to loft space.

Master Bedroom

A double bedroom with a fitted wardrobe, window to the rear aspect and door to the en-suite.

En-Suite Shower Room

Fitted with a modern white suite comprising a large shower cubicle, toilet and wash basin.

Bedroom Two

A small double bedroom with a window to the rear aspect.

Bedroom Three

A single bedroom with a window to the front aspect.



Family Bathroom

Fitted with a modern white suite comprising a panelled bath, toilet and wash basin. There is a mixer shower over the bath, tiled splash backs and there is a window to the front aspect.

Outside

The property is pleasantly positioned on a quiet cul-de-sac and to the front of the house there is a small area of garden with a pathway leading to the front door and is enclosed by iron fencing. The main area of garden is located to the rear where there is a patio area adjoining the house and wraps round to the foot of the garden where there is a pleasant seating area. The rest of the garden is predominantly laid to lawn with artificial lawned. There is off road parking available in front of the single garage.

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. Hanwell Fields is an established and popular modern

development which is located on the northern outskirts of the town. There are many amenities close by which include primary and secondary schooling, The Hanwell Arms public house, a Co-Op mini supermarket and an Indian restaurant. There is also a large parkland area which has some lovely views and walks.

Directions

From Banbury Cross head in a northerly direction on the A423 Southam Road, on reaching the Tesco roundabout take the second exit, straight over. Follow the road for around half a mile and then turn left, first exit, at the next roundabout onto Dukes Meadow. Follow this road and and turn left into Lapsley Drive at the first roundabout. Take the first left turning into Lord Grandison Way and follow the road down and bare left. Number 11 will be found after a short distance on your left hand side.

Services

All mains services connected. The boiler is located in the kitchen.

Local Authority

Cherwell District Council. Tax band D.

Tenure

A Freehold property

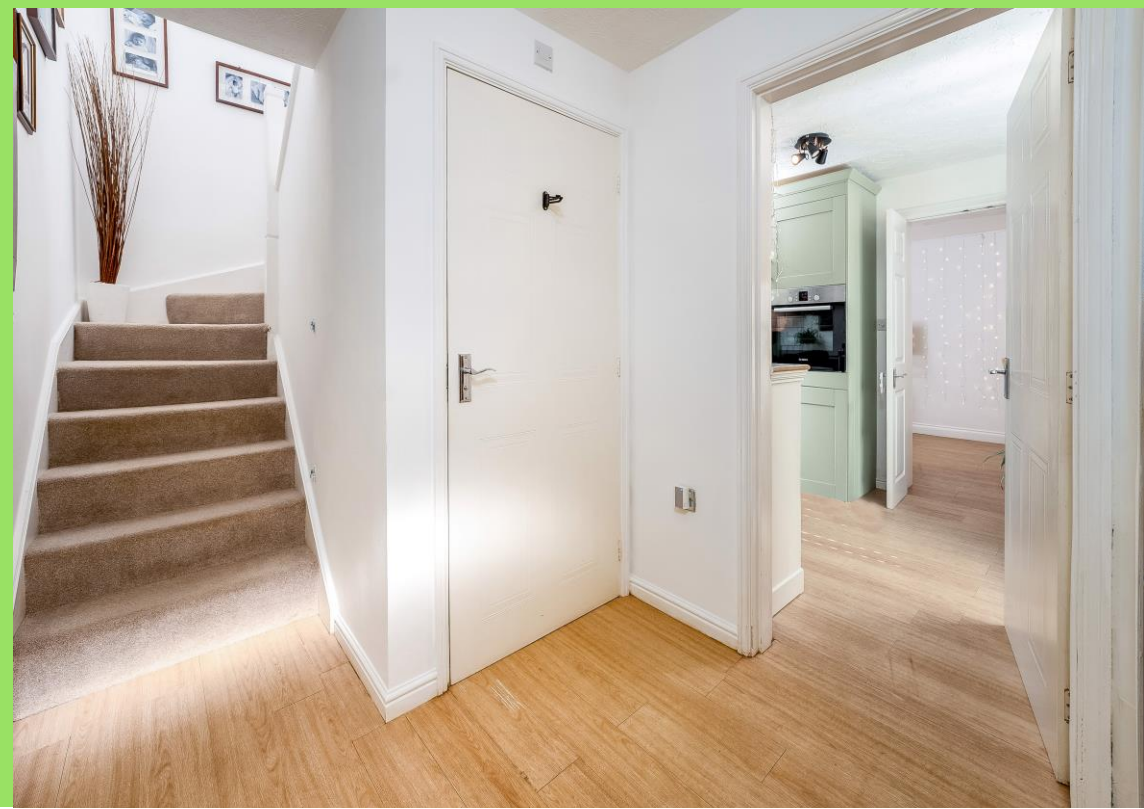
Viewing arrangements

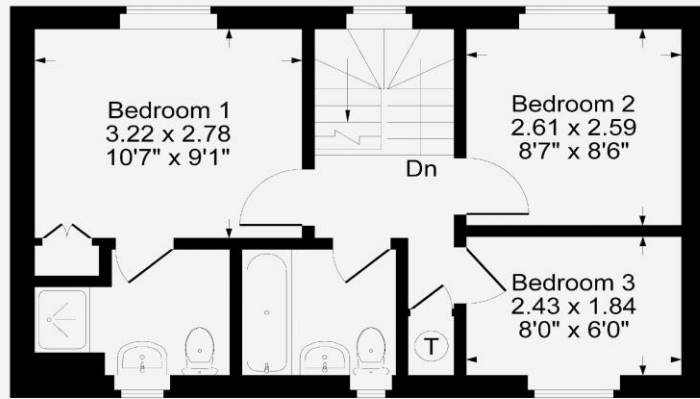
Strictly by prior arrangement with Round & Jackson

Agents Notes

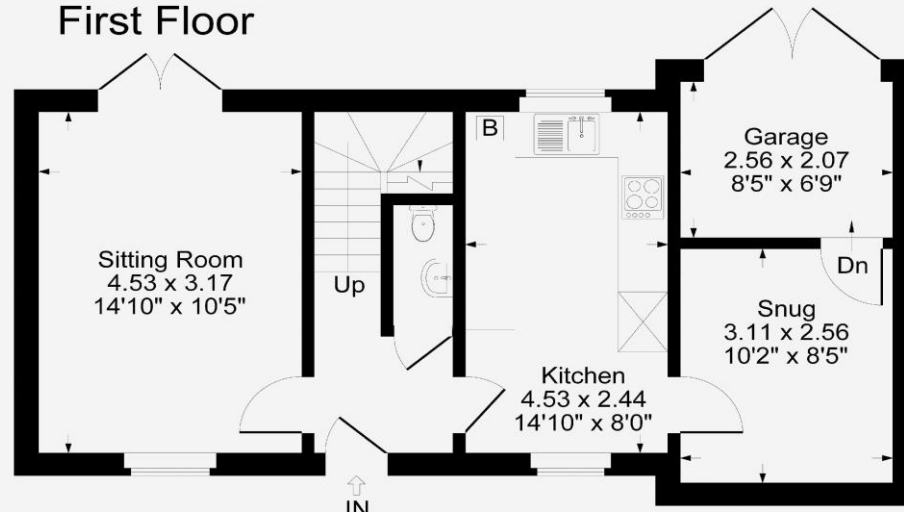
The garage/garage conversion was built by previous owners without building regulations. The current owner has an indemnity policy in place for this.

Asking Price: £320,000





First Floor



Ground Floor

Approximate Gross Internal Area
 Ground Floor = 42.70 sq m / 460 sq ft
 First Floor = 35.83 sq m / 386 sq ft
 Garage = 5.29 sq m / 57 sq ft
 Total Area = 83.82 sq m / 903 sq ft
 Illustration for identification purposes only,
 measurements are approximate, not to scale.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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