



8 Grebe Road
Banbury, Oxon, OX16 9YZ



ROUND & JACKSON
ESTATE AGENTS





An exceptional and very well presented three-bedroom, semi-detached house, located within a highly regarded position within the Cherwell Heights development and close to a wide range of amenities and schooling.

The Property

8 Grebe Road, Banbury is a very well presented, three bedroom, semi-detached house which is pleasantly located within the Cherwell Heights development on the southern side of town and close to local schooling and amenities. The accommodation is arranged over two floors and is well laid out. On the ground floor there is an entrance hallway, a sitting room with a bay window to the front, a modern kitchen/diner and conservatory. On the first floor there are three bedrooms and a family bathroom. Outside of the property there is a pleasant enclosed rear garden and to the front there is a small garden area and a driveway providing off road car parking in front of the single garage.

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

Entrance Hallway

Main entrance door to the front, stairs to the first floor, engineered wooden flooring and a door to the sitting room.

Sitting Room

A spacious reception room with a bay window to the front, a continuation of the engineered wooden flooring and double doors leading to the kitchen/dining room.

Kitchen/Diner

A spacious kitchen which has been re-fitted with a range of modern eye level cabinets with base units and drawers with work surfaces over, and a window to the rear aspect. There is an integrated dishwasher, fridge/freezer, washing machine, a double Bosch oven, one and a half bowl sink and draining board and a four-ring induction hob with an extractor hood over. There is a large and useful understairs storage cupboard which houses the gas fired boiler. Within the dining area, there is ample space for dining furniture and door leading to the conservatory.

Conservatory

A large conservatory and ideal space for a further dining area or relaxing. Double doors to rear garden.

First Floor Landing

Window to the side aspect, hatch to loft space, airing cupboard and doors to all first floor accommodation.

Master Bedroom

A large double bedroom with a window to the front aspect.

Bedroom Two

A double bedroom with a window to the rear aspect.

Bedroom Three

A single room with a window to the front.

Family Bathroom

Re-fitted with a modern suite comprising a panelled bath with shower and rainfall shower over, a wash hand basin and W.C. Attractive tiling, window to the rear and heated towel rail.

Garage

A single garage with an up and over door to the front and a personal door to the rear. It is the closest garage to the property to the left hand side.



Outside

To the front of the property there is a lawned garden area with steps going down to the front door and to the side access to the rear. There is tandem off road car parking located in front of the single garage where there is a Home 7 plus 7kW charger connected. The main area of garden is located to the rear which is predominantly laid to lawn with a patio area adjoining the house, a decked suntrap seating area to the foot of the garden and decked steps up to the personal door of the 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.

Directions

From Banbury Cross proceed in a southerly direction toward Oxford (A4260). On the outskirts of the town bear left where signposted to Bodicote and Cherwell Heights. Continue onto Bankside and then take the second turning on the left into Chatsworth Drive. Follow the road to the mini roundabout and turn right into Whimbrel Way. Grebe Road will be found as the first on the left and the property will be found after a short distance on your right hand side.

Services

All mains services connected. The gas fired boiler is located in one of the kitchen cupboards.

Local Authority

Cherwell District Council. Tax band C.

Viewing arrangements

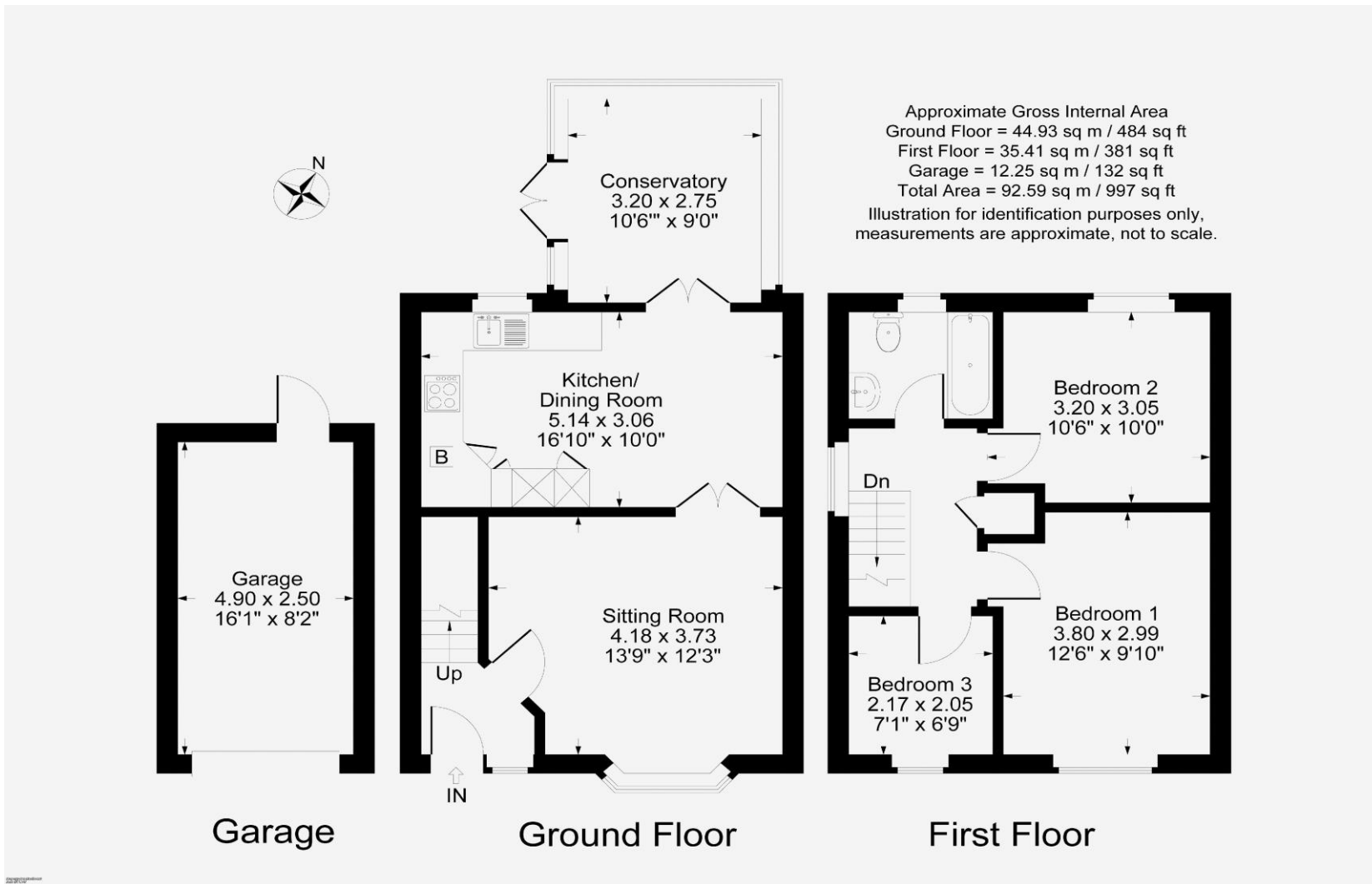
Strictly by prior arrangement with Round & Jackson

Tenure

A Freehold property

Asking Price: £325,000





Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	70 C	
55-68	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.

Banbury - The Office, Oxford Road, Banbury, Oxon, OX16 9XA

T 01295 279953 E office@roundandjackson.co.uk

Bloxham - High Street, Bloxham, Oxon, OX15 4LU

T 01295 720683 E office@roundandjackson.co.uk

www.roundandjackson.co.uk

Property Misdescriptions Act 1991: The Agents have not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit the for the purpose. The buyer is advised to obtain verification from his or her professional buyer. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their solicitor. You are advised to check the availability of any property before travelling any distance to view.



ROUND & JACKSON
 ESTATE AGENTS