



9 Glanville Gardens
Banbury, Oxon, OX16 0DQ



ROUND & JACKSON
ESTATE AGENTS





A beautifully presented three bedroom semi detached house with gardens to the front and rear located on this popular residential street close to the town centre. Available for sale with no onward chain.

The Property

9 Glanville Gardens, Banbury is a modern three bedroom, semi-detached house which is pleasantly located within a quiet cul-de-sac and close to amenities. The property has spacious accommodation with is arranged over two floors, with an entrance porch, hallway, sitting room and kitchen/diner on the ground floor. On the first floor there is a central landing, three bedrooms and a modern family bathroom. A particular feature to the property are the gardens to the front and rear with a lawned and gravelled garden to the front and a large garden to the rear. There is potential to extend the property to the front, side or rear (subject to planning permission). We have prepared a floor plan to show the room sizes and layout, some of the main features include:

Entrance Hallway

Accessed via an entrance porch, a spacious hallway with stairs rising to the first floor and doors to the sitting room and kitchen with laminate flooring.

Sitting Room

A pleasant reception room with a Bay window to the front aspect and a central fireplace.

Kitchen/Diner

Fitted with a range of modern, cream shaker style cabinets, base units and drawers with work surfaces over and tiled splashbacks and a useful understairs storage cupboard. There is an inset sink and draining board, space and plumbing for a single oven. Within the dining area, there are recessed shelves and cupboards and ample space for dining furniture. There are two windows and doors to the rear.

First Floor Landing

Doors to all first floor accommodation, hatch to loft space and a window to the rear aspect.

Bedroom One

A good sized double bedroom with a bay window to the front aspect.

Bedroom Two

A double bedroom with a window to the rear aspect.

Bedroom Three

A good sized single room with a window to the front aspect.

Family Bathroom

Having been recently renovated, a modern family bathroom fitted with a white suite comprising a panelled bath with a shower and rainfall shower over, W.C. and wash hand basin. There is a window to the rear aspect.

Outside

To the front of the property there is a lawned garden with a gravelled area and a path leading to the front with decked steps up to the front door with an area of garden to the side which leads to gated access to the rear. The main area of garden is located to the rear and extends to approximately 57 feet in length. There are small patio seating areas and pathway leading to the foot of the garden with the rest being laid to lawn.



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 (51 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 the Town and many places of historical interest are within easy reach.

Directions

From Banbury town centre proceed via the Warwick road and continue past the police station and then turn right at the roundabout into Orchard Way. Take the first turn on your left into Wimbourne Avenue and then turn left into Glanville Gardens and the property will be found on your right hand side.

Services

All mains' services connected. The gas fired boiler is in the kitchen.

Local Authority

Cherwell District Council. Tax band B.

Viewing arrangements

Strictly by prior arrangement with Round & Jackson

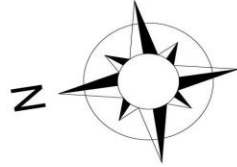
Tenure

A freehold property

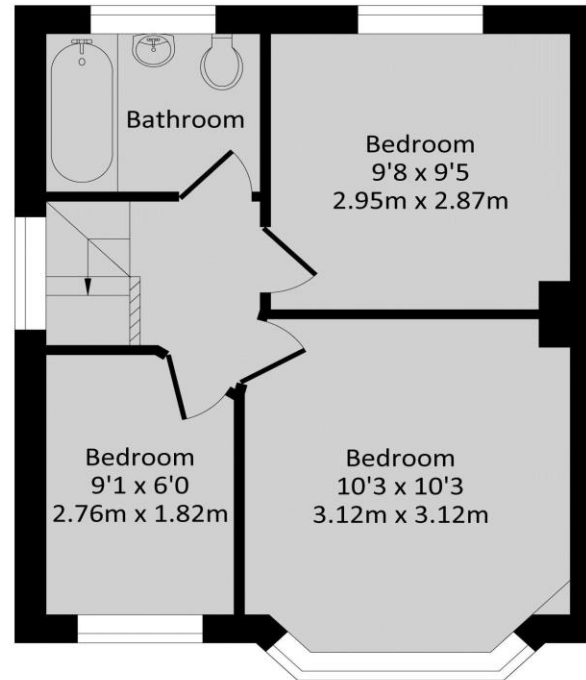
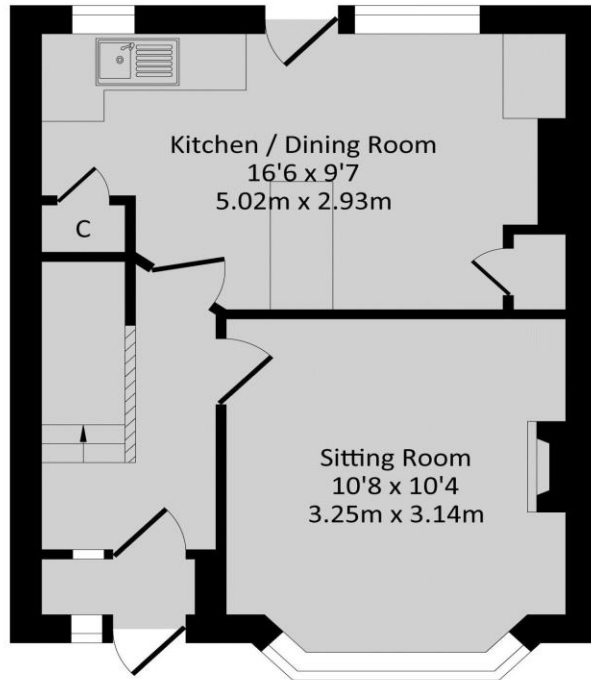
Price: £299,500



Ground Floor
Approx. Floor
Area 342 Sq.Ft.
(31.8 Sq.M.)



First Floor
Approx. Floor
Area 342 Sq.Ft.
(31.8 Sq.M.)



Total Approx. Floor Area 684 Sq.Ft. (63.60 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		86 B
69-80	C		
55-68	D	59 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

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