



139 Bismore Road
Banbury, OX16 1JN



ROUND & JACKSON
ESTATE AGENTS





A well presented four bedroom, stone built, detached house with driveway parking and a detached garage, close to local schools and amenities.

The property

139 Bismore road, Banbury is a persimmon built, Himbleton version, four bedroom, stone built detached family home with a garage, large driveway and a private rear garden. The property is located on the northern side of town and is within easy walking distance to primary and secondary schools. The property was built in 2021 and still has the remainder of the 10 year NHBC warranty. It benefits from having eight solar panels on the roof which provide cheaper electricity costs and running costs over the year. The layout is as follows, there is an entrance hallway, sitting room, W.C, an office/playroom, kitchen/diner. On the first floor there is a landing area, four bedrooms with an ensuite to the main bedroom and a family bathroom. Outside there is a lawned garden to the front and to the rear there is a further lawned garden with a large patio area, single garage and driveway parking for three vehicles. We have prepared a floor plan to show the room sizes and layout, some of the main features include:

Entrance Hallway

Stairs rising to the first floor, doors leading to the sitting room, study, kitchen and a large understairs cupboard. There is good quality laminate flooring throughout. There is a W.C comprising of a white suite with a toilet, hand basin and attractive tiling.

Sitting Room

A good size room with a window to the front aspect and french doors leading onto the garden. Continuation of the laminate flooring throughout.

Study/Playroom

Continuation of the flooring and a window to the front aspect. This room could be used as a bedroom.

Kitchen/Diner

A large kitchen/Diner with grey fronted slab units with an integrated fridge/freezer and dishwasher. There is a double oven and a four ring gas hob and extractor hood, a one and a half sink and bowl drainer. There is plenty of space for a table and chairs, there are two windows to the rear and french doors into the garden making it a lovely light space. There is a door leading into the utility room.

Utility Room

There are fitted cupboards and worktops, continuation of the laminate flooring, space and plumbing for a washing machine and tumble dryer and a door to the side. There is an Ideal wall mounted gas fired boiler.

First Floor Landing

There is a spacious landing with a cupboard and doors leading to all rooms.

Bedroom One

A good size double bedroom with two fitted wardrobes, a window to the front aspect and a door into the ensuite. The ensuite is a white suite comprising of a large shower cubicle with a rainfall shower and hand held attachment, toilet and a wash basin. There is attractive tiled splashbacks and tiled flooring. There is a window to the front aspect.

Bedroom Two

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

Bedroom Three

A double bedroom with a window to the rear aspect.



Bedroom Four

A good size single bedroom with a window to the rear aspect.

Family Bathroom

Fitted with a white suite with a paneled bath, toilet and wash basin. Attractive tiled splashbacks, tiled flooring and a window to the rear. There is a Mira electric shower fitted.

Outside

To the rear there is a good size lawned garden with a very large paved patio area and there is a personal door into the garage. To the side there is a gated access leading onto the driveway with storage space. There is an outside tap and power socket, lighting to the rear and wiring for further lighting should you need it. There is a further storage space to the side of the property ideal for bins. The front of the property is laid to lawn with pebble borders and a path leading to the front door.

Garage

A single garage with power and lighting and personal door to the garden. There is an up and over door onto the driveway where there is parking for up to three cars.

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 town centre proceed via the Warwick Road and continue out of town for approximately one and a quarter mile. Having passed the Barley Mow Public House continue straight ahead at the next two roundabouts and then take the next road on the right into Nickling Road. Continue for approximately 500 yards and turn left into Bismore Road. Follow the road ahead where number 139 will be found on your left.

Services

All mains services connected. The gas fired boiler is located in the utility room.

Local Authority

Cherwell District Council. Tax band E.

Agents Note

A freehold property.

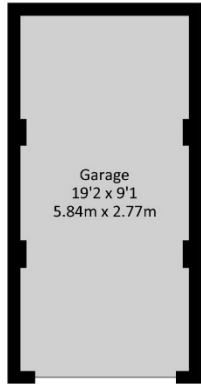
Agents Note

There is a service charge for the development which is currently £212.96 per annum.

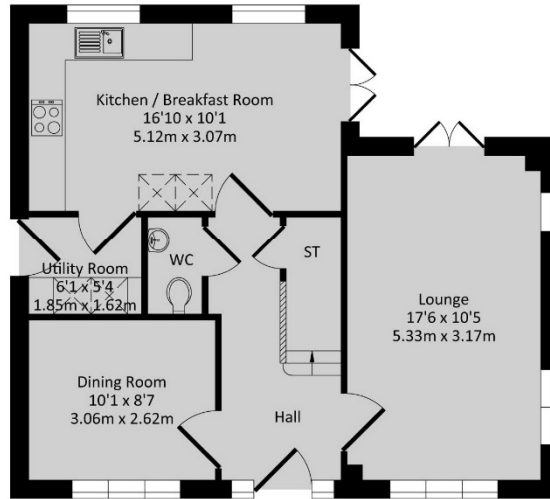
Guide Price: £435,000



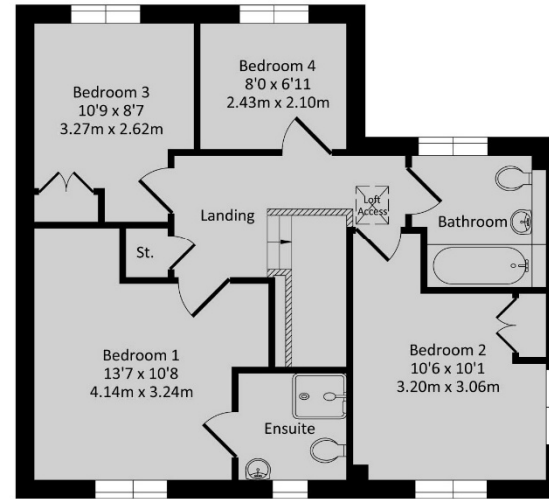
Garage
Approx. Floor
Area 174 Sq.Ft.
(16.20 Sq.M.)



Ground Floor
Approx. Floor
Area 601 Sq.Ft.
(55.80 Sq.M.)



First Floor
Approx. Floor
Area 601 Sq.Ft.
(55.80 Sq.M.)



Total Approx. Floor Area 1376 Sq.Ft. (127.80 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	93 A	94 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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