



62 Grange Road
Banbury, Oxon, OX16 9AU



ROUND & JACKSON
ESTATE AGENTS





A spacious and beautifully presented four bedroom, detached house located in a highly sought after residential neighbourhood on the south side of town and close to amenities.

The property

62 Grange Road, Banbury is a beautifully presented four bedroom family home which is pleasantly located within an established residential neighbourhood on the south-side of town and close to amenities. On the ground floor there is an entrance hallway, a cloakroom/WC, a sitting room, a dining room, a fitted kitchen and a utility room. On the first floor there is a central landing, a master bedroom with en-suite shower room, three further bedrooms and a family bathroom. Outside the property to the front there is a driveway which provides off-road parking and gives access to the garage and there is also a lawned garden. To the rear of the property there is a private enclosed garden which is laid to lawn with a paved patio adjoining the house. 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 with storage beneath and doors leading to the cloakroom, sitting room and kitchen.

Cloakroom

Recently re-fitted with a modern suite. low level WC and a wash hand basin. Window to the front aspect.

Kitchen

A modern kitchen fitted with a range of eye-level cabinets and base units and drawers with work surfaces over. Inset one and a half bowl sink and drainer, four-ring gas hob with an extractor hood over and double oven. Window to the rear, door to utility room.

Utility Room

Fitted with eye-level cabinets and base units and drawers with space and plumbing for a washing machine and tumble dryer. Inset sink and draining board and doors to the garage and garden.

Dining Room

Dining room with sliding doors into the garden, wood effect flooring and double doors to the sitting room.

Sitting Room

A spacious reception room with wood effect flooring, ample space for lounge furniture and a window to the front aspect.

First Floor Landing

A central landing with a hatch to the loft space, an airing cupboard housing the boiler, and doors to all first floor accommodation.

Bedroom One

A large double bedroom with a range of fitted wardrobes, a window to the front and an en-suite shower room.

Bedroom Two

A double room with a window to the rear aspect and a fitted wardrobe.

Bedroom Three

A double bedroom with a window to the rear aspect and a built-in cupboard.

Bedroom Four

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

Family Bathroom

Fitted with a white suite comprising of a panelled bath with a shower over, a low level WC, a wash hand basin. There is wood effect flooring and a window to the rear aspect.

Garage

An integral garage with an up and over door to the front and a door to the utility room.



Outside

To the front of the property there is a driveway which provides off-road car parking which also gives access to the garage. There is also a lawned area of garden to the front. The main area of garden is located to the rear and is predominantly laid to lawn with well stocked flower and plant borders and a paved patio adjoining the house.

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 Cross proceed in a southerly direction along the Oxford Road (A4260). Continue for approximately one mile and having passed Sainsbury's supermarket turn right into Grange Road. Continue to the end of the road where the property will be found on your right.

Services

All mains services connected. The boiler is located in the first floor landing cupboard.

Local Authority

Cherwell District Council. Tax band E.

Viewing Arrangements

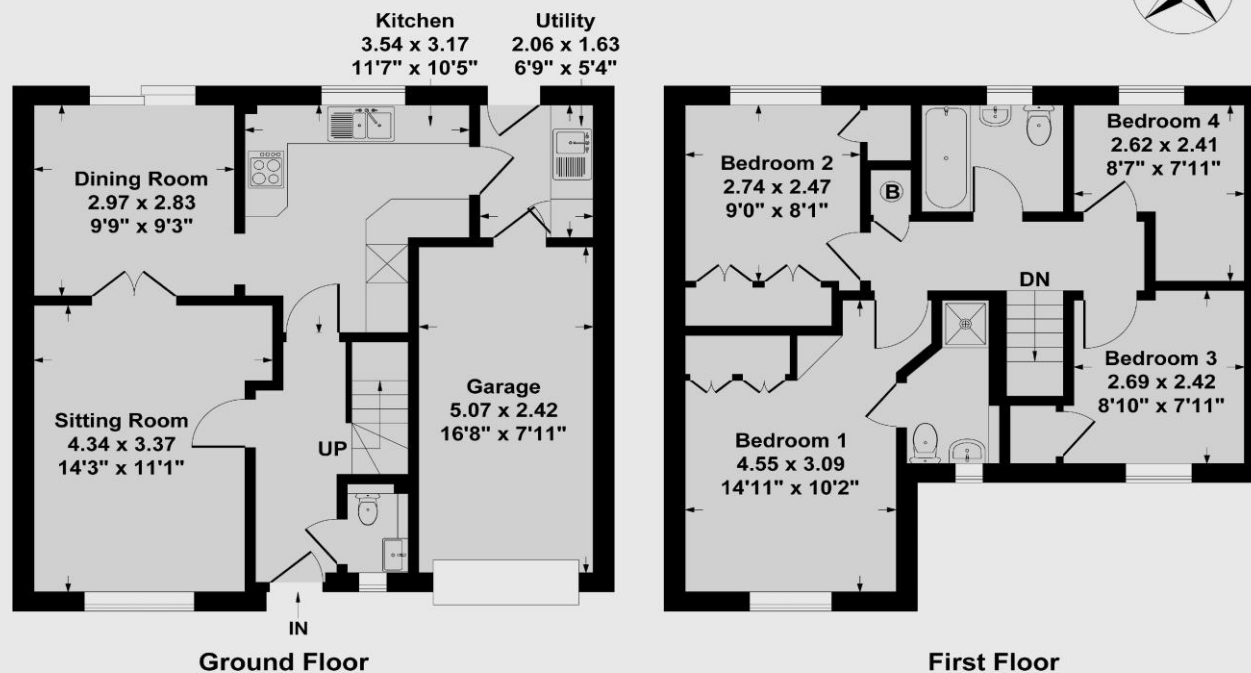
Strictly by prior arrangement with Round & Jackson.

Tenure

A freehold property

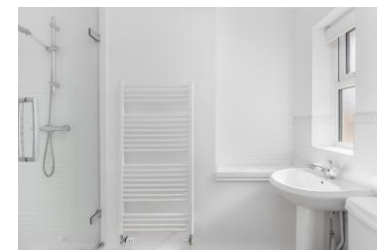
Asking Price £450,000





Ground Floor Approx Area = 44.95 sq m / 484 sq ft
 First Floor Approx Area = 50.04 sq m / 539 sq ft
 Garage Approx Area = 12.47 sq m / 134 sq ft
 Total Area = 107.46 sq m / 1157 sq ft

Measurements are approximate, not to scale,
 illustration is for identification purposes only.



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