



53 Grange Road
Banbury, Oxon, OX16 9AS



ROUND & JACKSON
ESTATE AGENTS





A greatly improved and beautifully presented three bedroom semi detached house located on the south side of town, close to Sainsbury's supermarket, the Horton hospital and good primary and secondary schools. The property has a double garage and rear vehicular access as well as a front driveway.

The property

53 Grange Road, Banbury is an extended and greatly improved semi detached house which is located on a sought after road and close to a wide range of amenities which includes primary and secondary schooling, Sainsbury's supermarket and the Horton general hospital. The property has been extended to the side and rear and within recent years has been modernised throughout and the layout reconfigured. There is a driveway to the front and a further driveway and a recently constructed double garage at the rear. 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.

Sitting Room

A spacious reception room with a bay window to the front and bi-folding wood and glazed doors to the kitchen/dining/family room.

Kitchen/Dining/Family Room

A superb open plan room with ample space to dine and entertain and with double doors opening onto the garden. The dining/family area has ample space for lounge and dining furniture and has a large opening into the kitchen. Fitted shaker style eye level cabinets and base units and drawers with work surfaces over. Inset ceramic sink and drainer, gas hob with extractor over, double oven and dishwasher. Space for American style fridge-freezer and space for island unit. Wood effect flooring, attractive tiling.

Utility Room

A large utility/boot room with a door to the front of the property. Fitted cabinets, work surfaces, space for washing machine and tumble dryer. Space for coats and shoes, door to cloakroom.

Cloakroom

Wash hand basin, low level WC.

First Floor Landing

Hatch to the loft space and doors to all first floor accommodation.

Bedroom One

A large double room (formerly two bedrooms) with ample space for furniture, built in wardrobes and two windows (one large bay) to the front.

Bedroom Two

A double room with a window to the rear.

Bedroom Three

A good sized single room with a built in wardrobe and a window to the front.

Family Bathroom

A large family bathroom recently refitted to a high standard. Formerly two rooms, the bathroom is arranged in two linked rooms. Double shower cubicle, double wash hand basin with vanity unit and matching cabinets, doorway leading to bathroom with freestanding oval bath and a low level WC. Attractive tiling and flooring.

Outside

To the front of the property there is a driveway which provides off road parking for two vehicles. There is a further gated driveway at the rear of the property which provides additional parking and gives access to the double garage. The rear garden is private and beautifully landscaped with a large patio adjoining the house, an artificial lawn and a path leading to the rear gates and 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 (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 and many places of historical interest are within easy reach.

Directions

From Banbury Cross proceed via South Bar Street and continue into the Oxford Road. Having passed Sainsbury's supermarket take the next right hand turn into Grange Road. The property is located after approximately 250m on the left hand side.

Services

All mains services connected.

Local authority

Cherwell District Council. Tax band C.

Viewings

By prior arrangement with Round & Jackson.

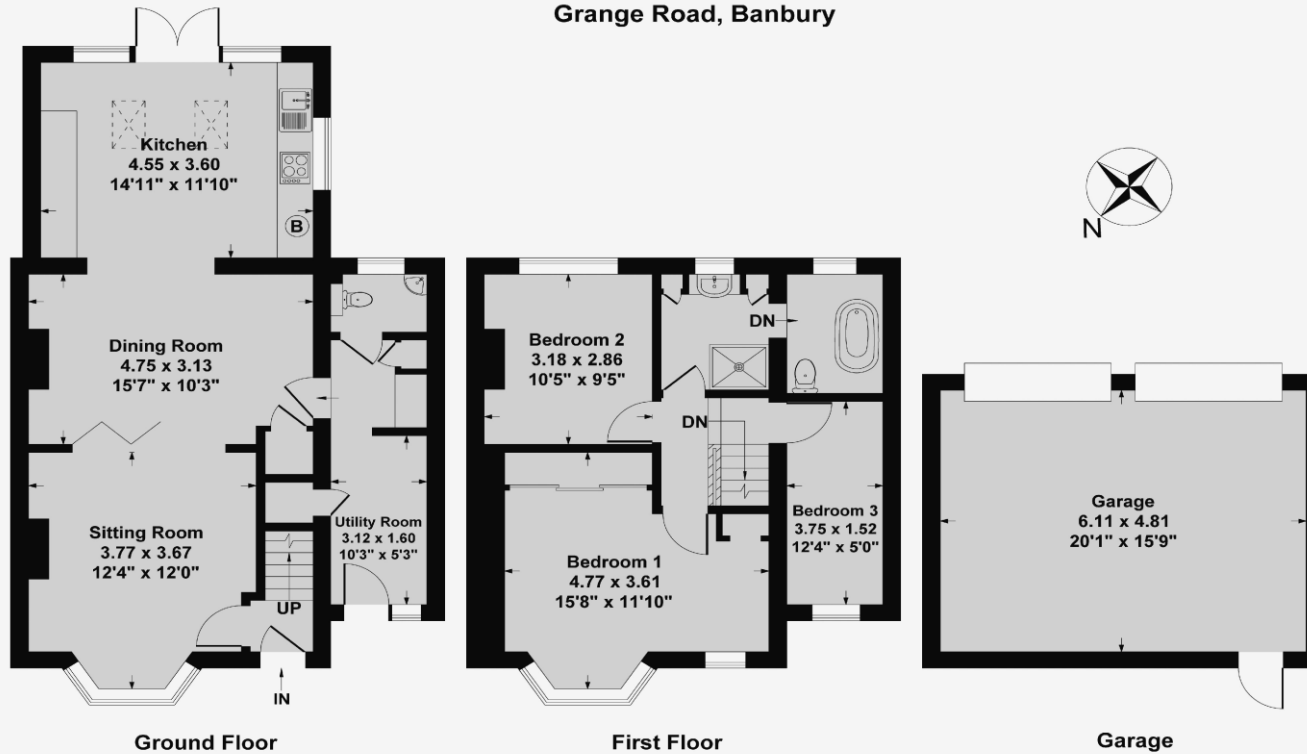
Tenure

A freehold Property.

Asking Price £440,000



Grange Road, Banbury



Ground Floor Approx Area = 63.35 sq m / 682 sq ft
First Floor Approx Area = 44.34 sq m / 477 sq ft
Garage Approx Area = 29.38 sq m / 316 sq ft
Total Area = 137.07 sq m / 1475 sq ft

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

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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