



32 Austin Drive
Banbury, OX16 1DH



ROUND & JACKSON
ESTATE AGENTS





An extended, three-bedroom semi-detached property with a garage and driveway parking. Located on this popular development on the northern side of town. Offered for sale with no onward chain.

The property

32 Austin Drive, Banbury is an extended, three-bedroom semi detached family home which is located on the northern side of town close to local amenities and schooling. On the ground floor there is an entrance porch, a hallway, a sitting room, dining room, a kitchen and a utility room with a ground floor W/C. Subject to relevant permissions, the dining room could be opened up into the kitchen to create an open plan kitchen/diner. On the first floor there are two double bedrooms, a single bedroom and a family shower room. To the rear of the property there is a good sized garden with a block paved patio adjoining the house. There is a lawned area, plant borders, and to the front of the property there is a driveway leading into the single garage and a lawned area which could be removed to create further parking (subject to relevant permissions). We have prepared a floorplan to show the room sizes and layout. Some of the main features include:

Entrance Porch

A good sized entrance porch with a window to the side aspect, tiled flooring and a door leading into the hallway.

Hallway

Doors leading into the kitchen and sitting room, a useful understairs storage cupboard and stairs rising to the first floor.

Sitting Room

A bright and spacious sitting room with a window to the front aspect, a central fireplace which has been closed off by the current owners, and glazed double doors leading into the dining room.

Dining Room

A good sized dining room which has potential to be opened up into the kitchen to create an open plan kitchen/diner (subject to relevant permissions). There is a serving hatch to the kitchen and French doors leading into the garden.

Kitchen

A good sized kitchen which is fitted with a range of eye level cabinets, base units and drawers with work surfaces over and tiled splash backs. There is an inset sink and drainer and an integrated electric oven and a hob with an extractor over. There is a window to the rear aspect, a wall mounted gas fired Baxi boiler, wood effect vinyl flooring, a useful understairs storage cupboard and a door leading into the utility area.

Utility Room

Forming part of a side extension, the utility area provides space and plumbing for a washing machine, a tumble dryer and there are fitted eye level cabinets and base units with a work surface over. Doors leading into the garage, garden and W.C. The W.C comprises of a toilet and wash hand basin with tiled splash backs, and tiled flooring throughout.

First Floor Landing

Doors to all first floor accommodation with a window to the side aspect, an airing cupboard housing the hot water tank, with shelving above, and a loft hatch providing access to the loft space which is partially boarded with a ladder and light connected.

Bedroom One

A double bedroom with fitted wardrobes and a window to the rear aspect.

Bedroom Two

A good sized double bedroom with a window to the front aspect, a built-in cupboard and a range of fitted wardrobes.

Bedroom Three

A single bedroom with a useful fitted wardrobe and a window to the front aspect.



Family Shower Room

Fitted with a modern white suite comprising of a large shower cubicle, with a fitted Mira electric shower, a toilet and wash hand basin. There is a heated towel rail, floor to ceiling tiling, vinyl flooring and a window to the rear aspect.

Garage

A single garage with power and lighting connected. An up-and-over door to the front, leading onto the driveway, and a personal door to the rear leading into the utility area.

Outside

To the rear of the property there is a generous sized garden with a blocked paved patio adjoining the house, as well as a gravelled area. There is a retaining wall and plants beds with steps leading up to the lawned area, a useful wooden shed and an outside tap. To the front of the property there is a driveway giving access into the single garage, and a lawned area which could be utilised as extra parking (subject to relevant permissions).

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 town centre proceed via the Warwick Road. Turn right at the second roundabout onto Ruscote Avenue and then take the first left into Sinclair Avenue. Continue and ascend the hill and turn right at the T-junction into Austin Drive and the property will be found on your left hand side after a short distance.

Services

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

Local Authority

Cherwell District Council. Tax band C.

Viewing Arrangements

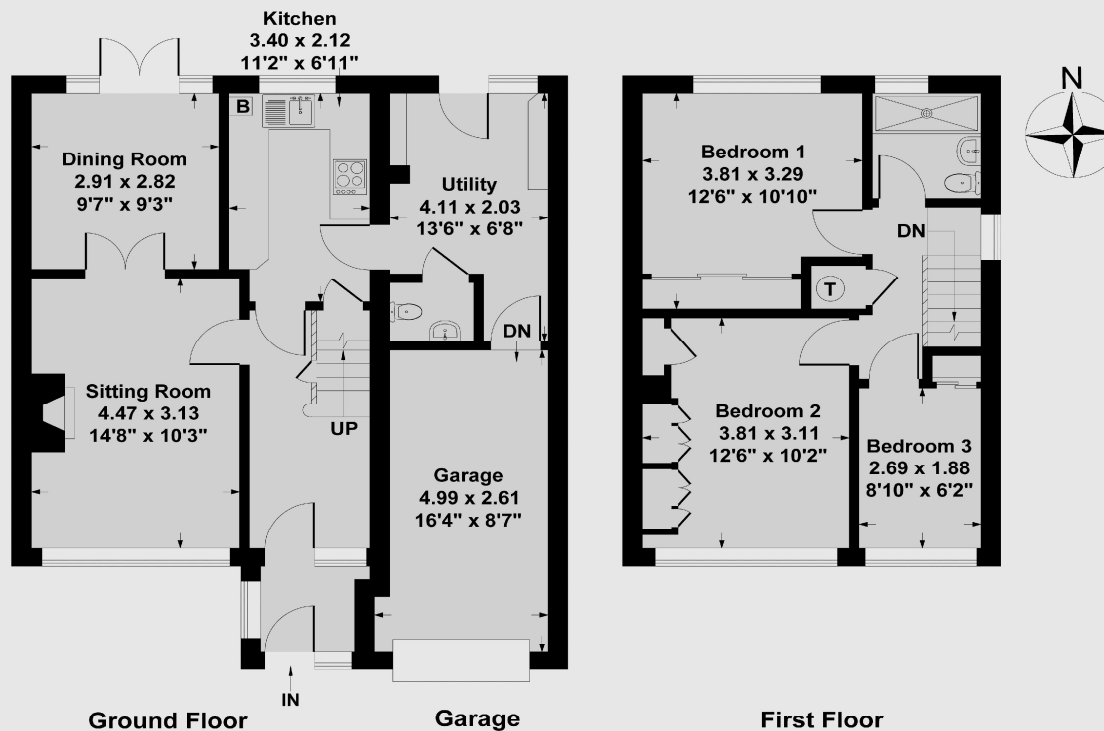
Strictly by prior arrangement with Round & Jackson.

Tenure

A freehold property.

Asking Price: £310,000





Ground Floor Approx Area = 51.88 sq m / 558 sq ft
First Floor Approx Area = 38.32 sq m / 413 sq ft
Garage Approx Area = 12.08 sq m / 130 sq ft
Total Area = 102.28 sq m / 1101 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	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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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