



66 Bismore Road
Banbury, Oxon, OX16 1JP



ROUND & JACKSON
ESTATE AGENTS





A beautifully presented two-bedroom end of terrace house with off-road parking, which is pleasantly located on this popular development and close to amenities. Available for sale with no onward chain.

The Property

66 Bismore Road, Banbury is a beautifully presented, modern, two bedroom house with off road parking, located on this highly regarded modern development on the northern outskirts of town and close to a wide range of amenities. Constructed by Persimmon Homes in 2021, the property benefits from having the remainder of the NHBC warranty and has accommodation arranged over two floors. On the ground floor there is an entrance hallway, an open plan kitchen/breakfast area and sitting room with cloakroom/WC and double doors leading to the rear garden. On the first floor there is a double bedroom, a good sized single bedroom and a modern family bathroom. To the rear of the property there is private and enclosed rear garden and to the front there is off road car parking for two 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 first floor and door to the sitting room.

Open Plan Kitchen/Sitting Room

A modern and well presented, open plan living accommodation. Within the kitchen there are cream, shaker style eye level base units and drawers with work surfaces over, integrated washing machine, dishwasher, double oven with a four ring electric hob above and extractor hood over. There is an inset one and a half bowl sink with draining board and a window to the front aspect. There is a useful breakfast bar which separates the kitchen from the sitting room space. There is ample space for sitting room furniture which leads to double doors leading to the rear garden.

Cloakroom/W.C.

W.C, wash hand basin and modern tiled splashbacks.

First Floor Landing

Doors to first floor accommodation and hatch to loft space.

Bedroom One

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

Bedroom Two

A good sized single bedroom with two windows to the front aspect.

Family Bathroom

Fitted modern suite comprising panelled bath with shower and Rainfall shower over, WC and wash hand basin. With attractive tiling and window to the side aspect.

Outside

To the rear of the property there is an enclosed and private garden which is laid to lawn and has a patio area adjoining the house. To the front of the property there are two parking spaces in front of the property and a paved pathway leading to the front door.



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 northerly direction via Horsefair and North Bar Street. At the traffic light controlled cross roads, turn left on the Warwick Road, B4100. Follow this road towards the outskirts of the town and at the fifth roundabout turn right onto Dukes Meadow Drive. Turn left at the first roundabout into Watts Road and then take the first right onto Bismore Road. Follow the road and the numbering system where number 66 will be found on your left-hand side.



Services

All mains services connected.

Local Authority

Cherwell District Council. Tax band B.

Viewing Arrangements

By prior arrangement with Round & Jackson.

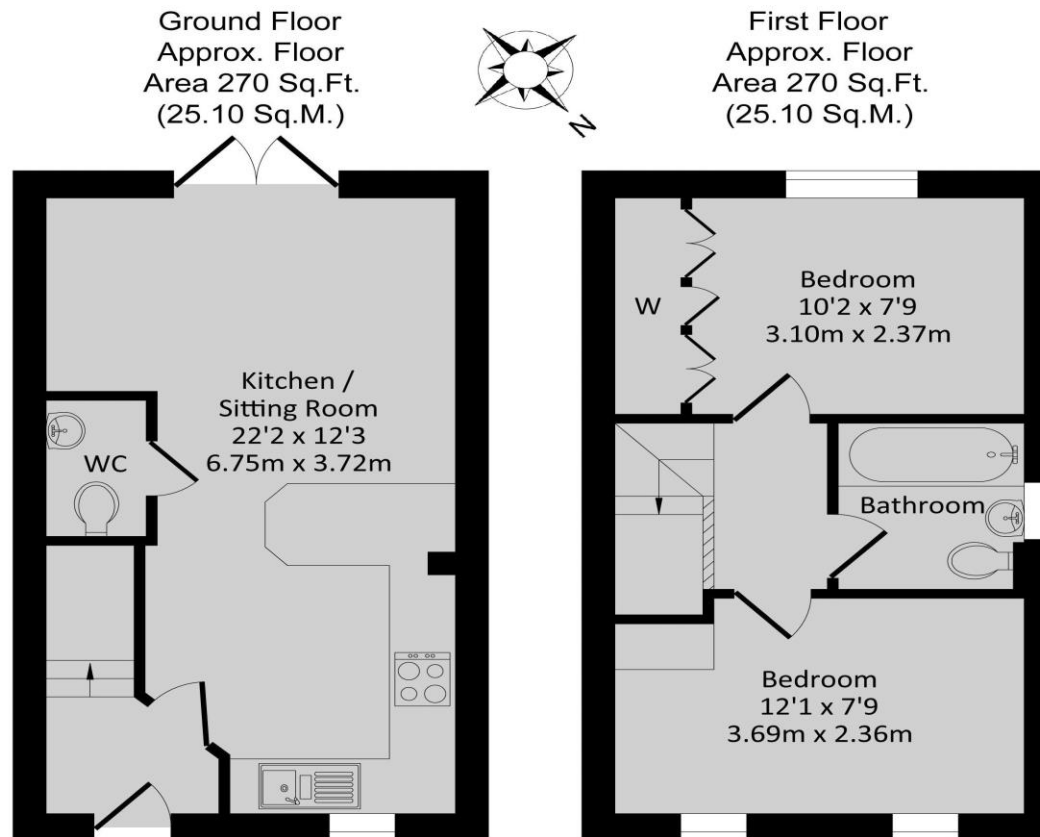
Agents Notes

We understand from that there is an annual service charge of £195.04.

In line with current Anti-Money Laundering regulations, all buyers are required to complete identity and Anti-Money Laundering checks before we are able to mark a property as Sold Subject to Contract.

Asking Price: £262,500

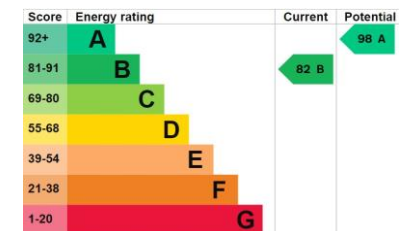
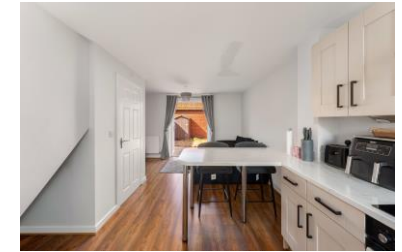




Total Approx. Floor Area 540 Sq.Ft. (50.20 Sq.M.)

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.



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.

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Property Misdescriptions Act 1991: The Agents have not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit the for the purpose. The buyer is advised to obtain verification from his or her professional buyer. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their solicitor. You are advised to check the availability of any property before travelling any distance to view.



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