



21 Daimler Avenue
Banbury, OX16 1EB



ROUND & JACKSON
ESTATE AGENTS





A greatly extended and beautifully presented three-bedroom house with a large open plan kitchen/dining room and landscaped rear garden, located on the northern side of town close to amenities.

The Property

21 Daimler Avenue, Banbury is a unique modern home which is conveniently located on the northern side of town close to a wide range of amenities. The property is beautifully presented and has spacious accommodation which is arranged over two floors. There is a large and beautifully landscaped garden to the rear with a large shed and workshop. There is also a single garage located in a block at the rear and is the first on the left hand side. We have prepared a floorplan to show the room sizes and layout. Some of the main features include:

Entrance Hallway

A large hallway with a storage cupboard and stairs to the first floor.

Sitting Room

A well-presented reception room with bi-folding doors on to the rear garden.

Kitchen/Dining/Family Room

A superb open plan room. The kitchen area is fitted with modern shaker style eye level cabinets and base units and drawers with work surfaces over. Sink and drainer, four ring hob with oven beneath and extractor over, integrated fridge, freezer and dishwasher. Within the dining/family area there is ample space for a table and chairs and additional seating and a sliding door to the garden.

Utility Room and Cloakroom

A useful utility with space and plumbing for a washing machine. The cloakroom is fitted with a WC and wash hand basin.

First Floor Landing

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

Master Bedroom

A very large double bedroom with a separate dressing and a large en-suite bathroom.

Bedroom Two

A large double bedroom with ample space for a range of wardrobes and furniture.

Bedroom Three

A good sized single room.

Shower Room

Fitted with a shower cubicle, WC and wash hand basin.

Outside

To the front of the property there is a lawned garden with a pathway to the front door. To the rear there is a landscaped garden which is laid to lawn and has a large, decked seating area. There is also a large timber workshop with power and light connected and a gate to the rear.

Garage

There is a single garage located to the rear of the property in the garage block. It is the first on the right.



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 Cross proceed in a Northerly direction and then turn left at the traffic lights onto the Warwick Road. Continue for around half a mile and upon reaching the parade of shops turn right at the roundabout into Ruscote Avenue and then first left into Sinclair Avenue. Take the next right hand turning into Hillview Crescent and then right into Nuffield Drive. Continue to the end of the road and turn right where the property will be seen on your right.



Services

All mains' services connected.

Local Authority

Cherwell District Council. Tax band B.

Viewing arrangements

Strictly by prior arrangement with Round & Jackson

Asking Price: £375,000

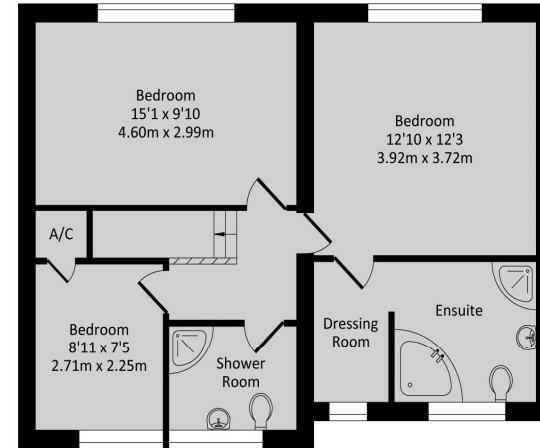
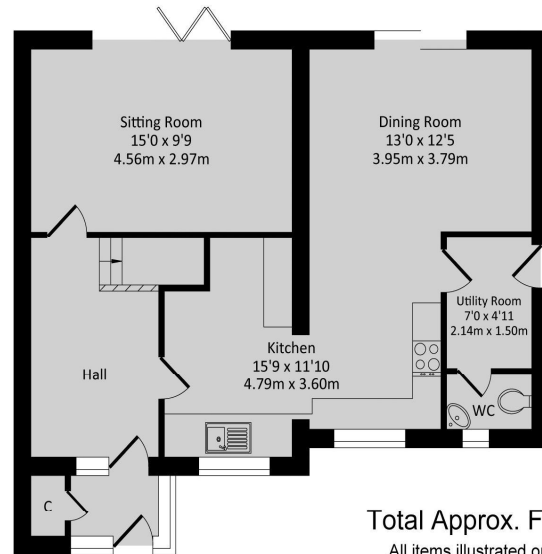
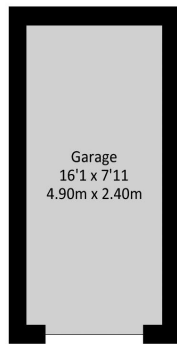
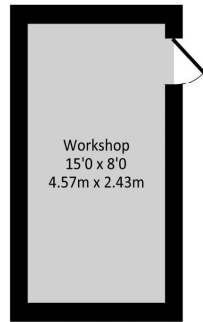


Workshop
Approx. Floor
Area 119 Sq.Ft.
(11.10 Sq.M.)

Garage
Approx. Floor
Area 127 Sq.Ft.
(11.80 Sq.M.)

Ground Floor
Approx. Floor
Area 645 Sq.Ft.
(59.90 Sq.M.)

First Floor
Approx. Floor
Area 612 Sq.Ft.
(56.90 Sq.M.)



Total Approx. Floor Area 1503 Sq.Ft. (139.70 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		
81-91	B		81 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

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.

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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