

53 Bismore Road

Banbury, OX16 1JN

ROUND & JACKSON
ESTATE AGENTS






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A modern, four-bedroom, detached, family home with a garage, driveway parking and a beautifully landscaped rear garden located close to local schooling and amenities.

The property

53 Bismore Road, Banbury is a superb, modern four-bedroom detached, family home with a garage and driveway parking. The property has a beautifully landscaped, south facing rear garden and a lovely open plan kitchen/dining/sitting room area. There are four good size bedrooms and two bathrooms along with a ground floor W.C and utility room. The property benefits from many upgrades from when it was bought in 2020, including solar panels, quartz worktops, extra power sockets and wired internet to some of the bedrooms and living areas. The property is located at the end of a no-through road which leads to just four dwellings and has a private tree-lined outlook to the front. There is around 5 years remaining on the NHBC warranty from new and the property is located close to local schooling and amenities with countryside walks on the doorstep. We have prepared a floorplan to show the rooms sizes and layout, some of the main features include:

Entrance Hallway

A spacious hallway with doors leading into all the ground floor rooms. There is high-quality wood effect flooring throughout and there are stairs rising to the first floor.

Living Room/Kitchen/Diner

A bright and airy open-plan entertaining space with a window to the front aspect and French doors leading into the garden. The sitting room area has a feature fireplace with an inset electric flame effect fire and there is plenty of space for furniture, with good quality wood effect flooring throughout. The sitting room is open-plan into the dining area where there is ample space for a large table and chairs, and this then leads into the kitchen. The kitchen is fitted with a range of grey gloss units with quartz worktops over. There is an integrated fridge-freezer, dishwasher, oven and grill, a four-ring induction hob with extractor hood. There is an inset sink and drainer and a door leading into the utility room. The high-quality wood effect flooring continues throughout this area.

Utility Room

A really useful utility area with a door leading into the rear garden and there is a cupboard housing the Ideal gas fired boiler along with further storage space. There is a quartz worktop area and space and plumbing for a washing machine and tumble dryer beneath. The high-quality wood effect flooring continues throughout and there is a door leading into the W.C.

W.C

Fitted with a white suite comprising a toilet and hand-basin with attractive grey tiling and there is a window to the side aspect. The high-quality wood effect flooring continues throughout.

Study

A large study with a window to the front aspect. This room could be used as a playroom or even an extra bedroom if required.

First Floor Landing

A very spacious landing with doors leading to all bedrooms and there is a window to the side aspect. There is a loft hatch to the roof space and there is also a built-in storage cupboard with shelving.

Bedroom One

A good size main bedroom with a window to the rear aspect and mirror fronted fitted wardrobes. There is a door leading into the en-suite which is fitted with a white suite comprising a shower cubicle, toilet and a wash basin. There is a window to the rear aspect, a heated towel rail and attractive tiling throughout. There is good quality wood effect flooring fitted and a thermostatic shower in the shower cubicle.

Bedroom Two

A double bedroom with mirror fronted fitted wardrobes and a window to the front aspect.

Bedroom Three

A double bedroom with a window to the front aspect and mirror fronted fitted wardrobes.





Bedroom Four
A good size single bedroom with a window to the front aspect and high-quality wood effect flooring throughout. This room is currently being used as a study.

Family Bathroom
Fitted with a white suite comprising a panelled bath, toilet and wash basin. There is attractive grey tiling, high-quality wood effect flooring and a heated towel rail. The bathroom has a window to the rear aspect.

Outside
To the rear of the property there is a beautifully landscaped, south-facing garden which offers a large amount of privacy. There is a large paved patio adjoining the house and there is gated access to the driveway. There is a hot and cold tap and the main area of the garden is laid to lawn with sleeper-edged borders containing established shrubs and bushes. There is a further paved area behind the garage where there is currently a wooden shed and there is also a useful bin storage area to the side of the property. To the front of the property there is lawned garden with a central pathway leading to the front door. To the side of the property there is a tarmac drive way providing parking for two vehicles.

Garage
A single garage with power and lighting fitted, along with some extra socket points which were ordered from new. There is an up-and-over-door leading onto the driveway.

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 town centre proceed via the Warwick Road and continue out of town for approximately one and a quarter mile. Having passed the Barley Mow Public House continue straight ahead at the next two roundabouts and then take the next road on the right into Nickling Road. Continue for approximately 500 yards and turn left into Bismore Road. Follow the road for a short distance and then bear left, continue to the end of the road and turn left where number 53 will be found on your left hand side.

Services
All mains services connected. The Ideal gas fired boiler is located in the utility room.

Local Authority
Cherwell District Council. Tax band E.

Viewing Arrangements
By prior arrangement with Round & Jackson.

Agents Notes
We understand from the current vendors that there is an annual service charge of £182.96.

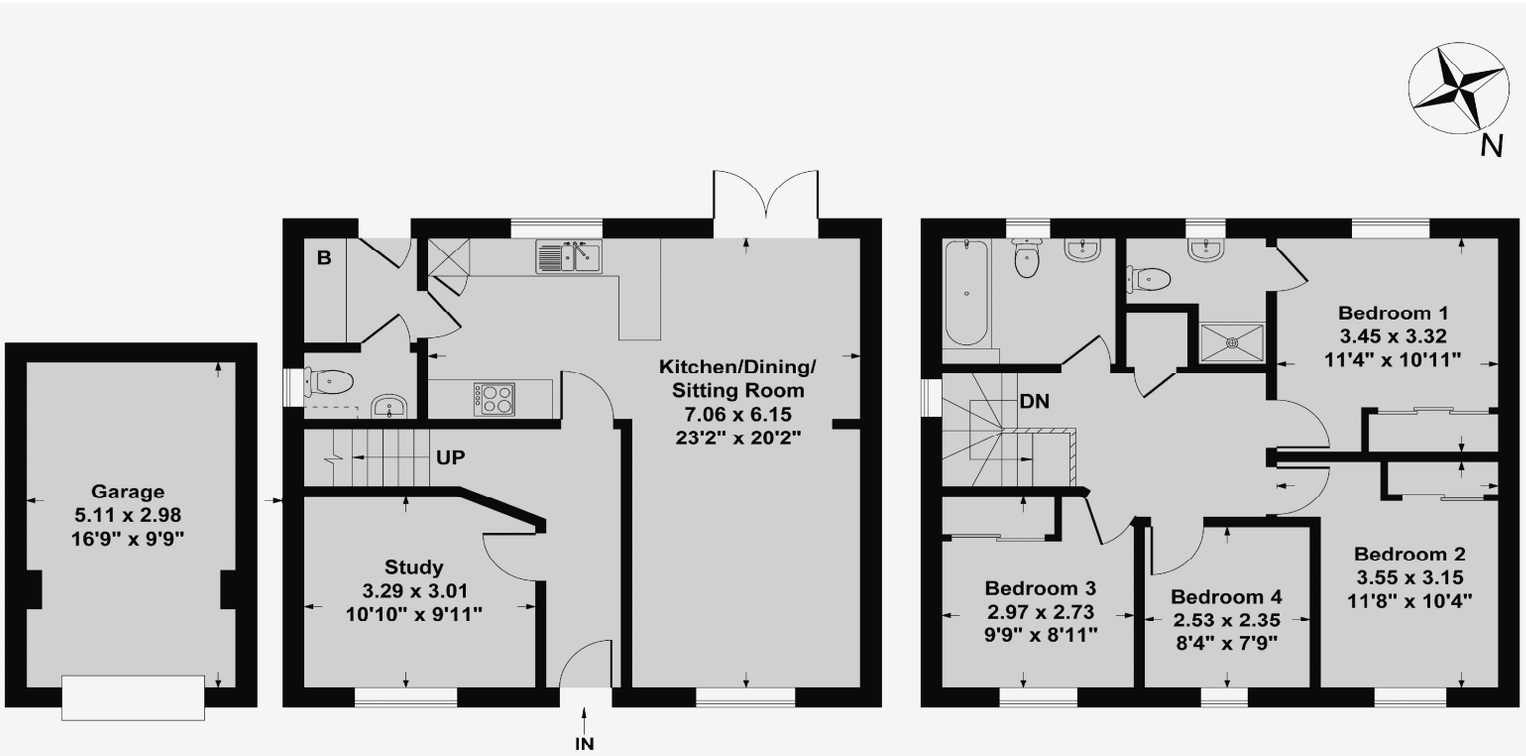
Guide Price: £460,000











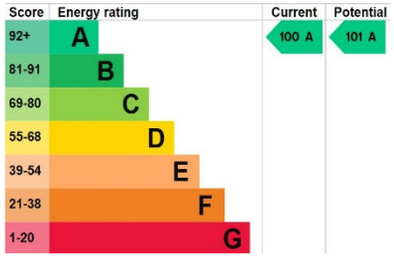
Ground Floor Approx Area = 55.84 sq m / 601 sq ft
First Floor Approx Area = 55.84 sq m / 601 sq ft
Garage Approx Area = 15.22 sq m / 164 sq ft
Total Area = 126.90 sq m / 1366 sq ft

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









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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