13 Grange Road

Banbury, Oxfordshire, OX16 9AS

ROUND & JACKSON
ESTATE AGENTS

An extended and well presented three bedroom house with a large rear garden located in a sought after non estate position on the south side of town.

The property

13 Grange Road, Banbury is an extended and well presented family home which is located within a sought after, non estate position close to Sainsbury's supermarket, the Horton hospital and within walking distance of primary and secondary schooling. On the ground floor there is an entrance hallway, sitting room, kitchen, dining room/snug and a double bedroom with an en suite. On the first floor there are two double bedrooms, a single bedroom and a family bathroom. To the front of the property there is a driveway which provides parking for two vehicles and to the rear, there is a large garden. We have prepared a floorplan to show the room sizes and layout. Some of the main features include:

Entrance Hallway

Stairs rising to the first floor and doors to the sitting room and kitchen.

Sitting Room

A spacious reception room with a window to the front aspect, a custom-built media wall with an electric fire and a door leading into the kitchen.

Kitchen

Fitted with a range of modern eye level cabinets, base units and drawers with worksurfaces over, upstands and an inset sink. Integrated appliances include a dishwasher, fridge/freezer, washer/dryer, electric hob with extractor over, electric oven and microwave. Ample space for a dining table and chairs, understairs storage cupboard, window to the front aspect and a door to the side.

Dining Room/Snug

Forming part of the rear extension, this room is a useful addition to the property and could be used as a snug or dining room. French doors leading to the rear garden, sky light window and a door leading into the downstairs bedroom.

Downstairs Bedroom

A double bedroom with a window to the rear aspect and a door leading into the en suite which comprises a shower cubicle, toilet, wash hand basin with storage beneath and a heated towel rail. Window to the side aspect, floor to ceiling tiles and tiled flooring.

First Floor Landing

Doors to all first floor accommodation, a window to the rear aspect and a loft hatch providing access to the roof space.

Bedroom One

A double bedroom with a window to the front aspect.

Bedroom Two

A double bedroom with a window to the front aspect.

Bedroom Three

A good sized single bedroom with a window to the rear aspect.

Family Shower Room

Fitted with a white suite comprising a toilet, wash hand basin with storage beneath, shower cubicle and a heated towel rail. Floor to ceiling tiles, tiled flooring and a window to the rear aspect.

Outside

At the front of the property, there is driveway parking for two vehicles and side access leading to the rear of the property. To the rear, there is a large garden backing onto the Grange Road Allotments and the garden is predominantly laid to lawn and features two substantial sheds, along with a generous patio area adjoining the house, providing ample space for outdoor seating.

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 the Town and many places of historical interest are within easy reach.

Directions

From Banbury Cross proceed south 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 on the left hand side after a short distance.

Services

All mains services connected. The gas fired combi boiler is located in the second bedroom.

Local Authority

Cherwell District Council. Tax band B.

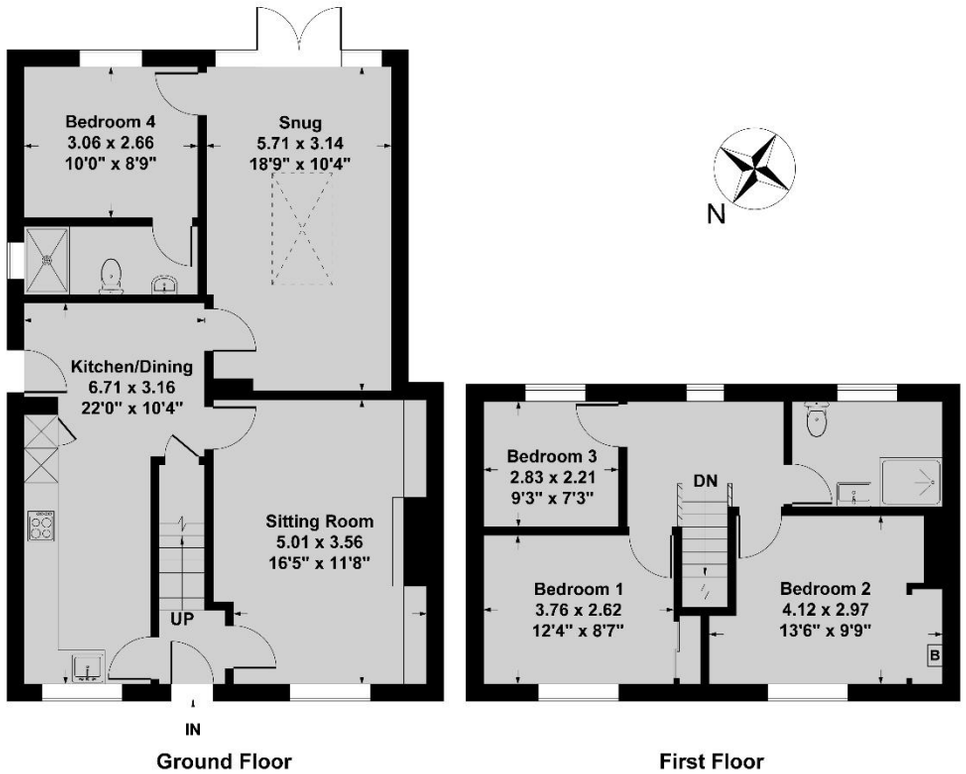
Viewing

Strictly by prior arrangement with Round & Jackson.

Tenure

A freehold property.

Asking Price: **£379,950**



Ground Floor

First Floor

Ground Floor Approx Area = 73.43 sq m / 790 sq ft
First Floor Approx Area = 40.28 sq m / 434 sq ft
Total Area = 113.71 sq m / 1224 sq ft

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

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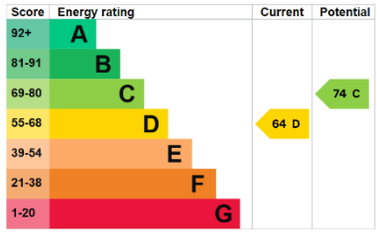

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