



59 Nursery Drive
Banbury, Oxon, OX16 2NE



ROUND & JACKSON
ESTATE AGENTS





A spacious three-bedroom semi-detached home with off road car parking, a single garage and large rear garden located on a highly desirable road close to the town centre. Available for sale with no onward chain.

The Property

59 Nursery Drive, Banbury is a spacious three bedroom, semi-detached house which is conveniently located on this highly regarded road close to the town centre and amenities. The accommodation is arranged over two floors and is well laid out. On the ground floor there is an entrance porch, hallway, sitting room, dining room, conservatory, kitchen, rear lobby and cloakroom/W.C. On the first floor there are two double bedrooms, a single bedroom, a bathroom with a separate W.C. Outside of the property to the front there is a paved driveway which provides off road parking for several vehicles and a single garage. The main area of garden is located to the rear and is west facing and low maintenance. There is a large, paved seating area adjoining the house with steps leading up to a further, large patio area and established trees and shrubs.

We have prepared a floor plan to show the room sizes and layout, some of the main features include:

Entrance Hallway

Accessed via an entrance porch, a spacious central hallway with doors to the ground floor accommodation, stairs rising to the first floor and an understairs cupboard which houses the boiler.

Sitting Room

A spacious reception room with a central fireplace, window to the front aspect and double sliding doors to the;

Dining Room

A spacious reception room with ample space for dining furniture and a sliding door to the;

Conservatory

With tiled flooring, double doors and side door leading to the rear garden.

Kitchen

Fitted with a range of eye level cabinets with base units and drawers and work surfaces over, one and a half bowl sink and draining board, space and plumbing for the washing machine and for a single oven with an extractor hood over. There is a useful understairs storage cupboard, door to the rear lobby and window to the rear.



First Floor Landing

With doors to all first floor accommodation, window to the side aspect, hatch to the loft space and an airing cupboard which houses the hot water cylinder.

Bedroom One

A large double bedroom with a window to the rear 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 front aspect.

Family Bathroom

Fitted with a walk in shower and wash hand basin with a window to the rear aspect. There is a separate W.C. which is accessed from the landing and has a window to the side aspect.

Garage

A single garage with an up and over door to the front and a personal door to the rear. Power and light connected.



Outside

To the front of the property there is a large paved driveway which provides off road parking for several vehicles. To the rear, there is a low maintenance, west facing garden which is predominantly paved with established trees and shrubs.

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 North turning left at the first major set of traffic lights into the Warwick Road. Continue past the Police Station and take the first right hand turn into Foundry Street then continue bearing left into Nursery Drive. Continue and follow the numbering system where the property will be found on the left hand side.



Services

All mains services connected.

Local Authority

Cherwell District Council. Tax band C.

Viewing Arrangements

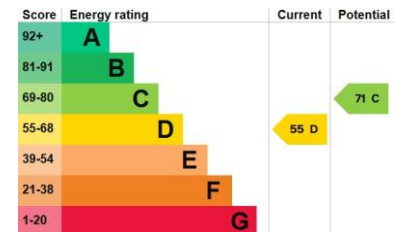
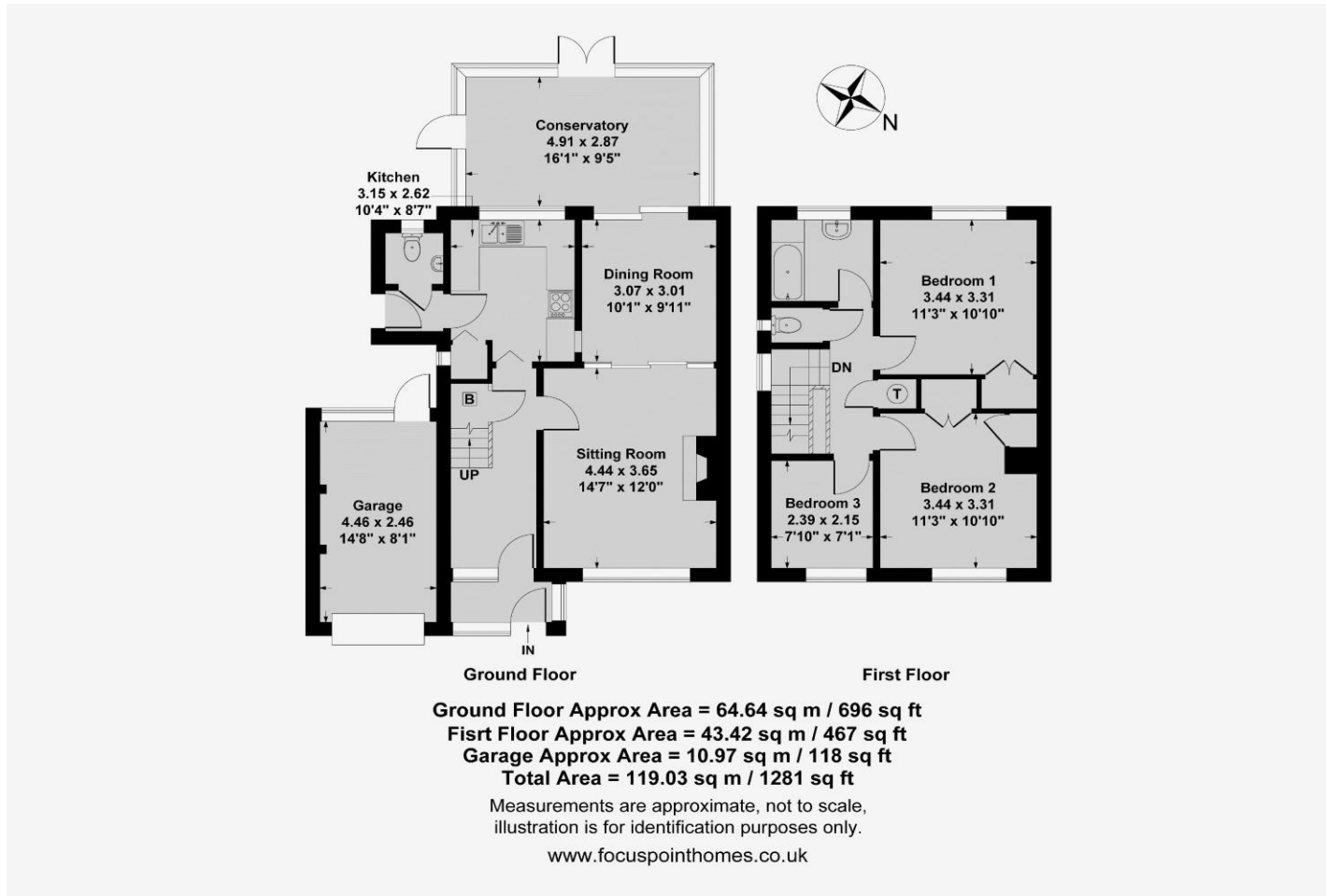
Strictly by appointment with Round & Jackson.

Tenure

A freehold property.

Asking Price: £325,000





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

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 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.



ROUND & JACKSON
ESTATE AGENTS