



97 Bismore Road  
Banbury, OX16 1JN

ROUND & JACKSON  
ESTATE AGENTS





A very well presented, three-bedroom detached family home with a private rear garden, a single garage and driveway parking. Located within this popular new development on the northern outskirts of town and benefitting from a quiet cul-de-sac setting.

#### The property

97 Bismore Road, Banbury is a very well presented, three-bedroom detached family home located in a quiet cul-de-sac on the northern side of town. The property was built by Persimmon Homes and is conveniently located close to a range of local schools and amenities. The accommodation is arranged over two floors and is well laid out. On the ground floor there is an entrance hallway, sitting room, kitchen/diner, utility room and W.C. On the first floor there are three double bedrooms with en-suite to the main bedroom, and there is a family bathroom. Outside to the rear, there is a private lawned garden with a paved patio adjoining the house. To the side of the property there is a tarmac driveway providing parking for at least two vehicles, this leads to a single garage with power and lighting. To the front of the property there are gravelled borders with steps leading to the front door. We have prepared a floorplan to show the room sizes and layout, some of the main features include:

#### Entrance Hallway

Doors leading into the sitting room and kitchen/diner. Stairs rising to the first floor and attractive panelled walls.

#### Sitting Room

A bright and airy room with windows to three aspects, good quality herringbone wood effect flooring and plenty of space for furniture.

#### Kitchen/Diner

A large open-plan kitchen/diner with wood effect flooring. There are French doors leading into the rear garden and windows to the front and rear aspects. The kitchen is fitted with a range of white fronted cabinets with quartz worktops over. There are a range of integrated appliances including a fridge-freezer, electric oven, four-ring induction hob, with extractor hood over, an inset one-and-a-half bowl sink and there is space and plumbing for a dishwasher. Door leading into the utility room and W.C, the wood effect flooring continues throughout.

#### Utility Room

Fitted with a worktop area and cupboard, there is space and plumbing for a washing machine and space for a tumble dryer. There is a glazed door leading to the driveway and a wall mounted Ideal gas fired boiler. Door leading into the W.C.

#### W.C

Fitted with a white suite comprising of a toilet and hand basin, attractive tiled splash backs and wood effect vinyl flooring.



#### First Floor Landing

Doors to all rooms, loft hatch to the roof space, useful storage cupboard and a window to the rear aspect.

#### Bedroom One

A bright and airy main bedroom with windows to the rear and side aspects. There are fitted mirror fronted wardrobes and a door leading into the en-suite. The en-suite is fitted with a white suite comprising of a large shower cubicle, a toilet and a wash basin. There is a heated towel rail and a window to the front aspect.

#### Bedroom Two

A double bedroom with dual aspect windows to the front and side.

#### Bedroom Three

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

#### Family Bathroom

Fitted with a modern white suite comprising a panelled bath, with a shower over, a toilet and a wash hand basin. There is a heated towel rail and attractive splash backs along with a window to the front aspect.



#### Outside

To the front of the property there are gravelled borders and steps leading to the door. To the side of the property, there is a tarmac driveway which provides parking for at least two vehicles and to the rear of the property there is a private lawned garden, walled to one side and there is potential storage space behind the garage. There is a paved patio area adjoining the house, gated access to the driveway and an outside tap is fitted.

#### Garage

A good size single garage with an up-and-over door leading onto the driveway and there is power and lighting fitted.

#### 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 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 Nickling Road, follow the round around and take the seventh road on the right into Bismore Road. Follow the road and take the second left where number 97 can be found at the end of the road, on the right hand side.

#### Services

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

#### Local Authority

Cherwell District Council: Tax band D.

#### Agents Note

There is an annual estate charge of £194.04 per annum - First Port are the management company.



#### Tenure

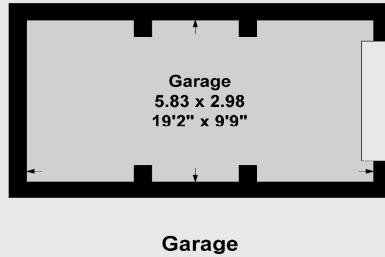
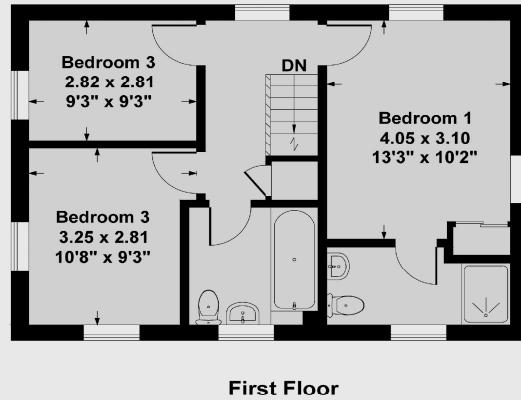
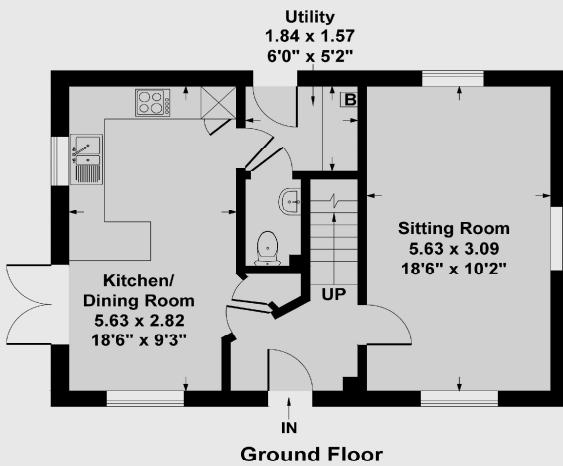
A freehold property.

#### Viewing Arrangements

Strictly through Round & Jackson.

**Asking Price: £395,000**

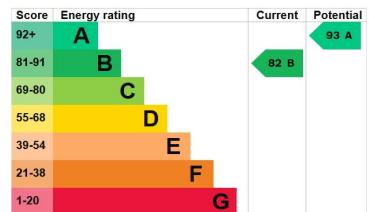




**Ground Floor Approx Area = 45.60 sq m / 491 sq ft**  
**First Floor Approx Area = 45.60 sq m / 491 sq ft**  
**Garage Approx Area = 17.37 sq m / 187 sq ft**  
**Total Area = 108.57 sq m / 1169 sq ft**

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

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