



73 Powys Grove
Banbury, OX16 0UG



ROUND & JACKSON
ESTATE AGENTS





A four-bedroom detached family home on the popular northern side of Banbury with driveway parking and a single garage. The property also benefits from a beautifully maintained rear garden.

The property

73 Powys Grove, Banbury is situated in a quiet cul-de-sac on the highly sought-after northern side of Banbury. This beautifully presented four-bedroom detached family home offers spacious and versatile accommodation, together with driveway parking, a single garage, and a stunning rear garden. The property is ideally positioned close to local schooling, amenities, and transport links, making it perfectly suited to modern family living. The ground floor accommodation comprises a welcoming entrance hallway, WC, spacious sitting room, dining room, kitchen, breakfast room, snug, utility room, and integral garage. On the first floor there is a spacious landing leading to four well-proportioned bedrooms, an ensuite shower room to the main bedroom, and a family bathroom. Outside, to the front of the property there is an impressive concrete driveway providing off-road parking for at least two vehicles. To the rear, the property enjoys a beautifully maintained and generously sized lawned garden with a paved patio adjoining the house, creating an ideal space for outdoor dining and entertaining. We have prepared a floor plan to show the room sizes and layout, some of the main features include:

Entrance Hallway

A spacious and welcoming hallway with doors leading into the sitting room, kitchen and W.C. Stairs rise to the first floor and there is an under-stairs storage cupboard.

Sitting Room

A spacious sitting room with a box window to the front aspect and glazed doors leading into the dining room. A bright and airy room featuring a central fireplace with inset electric fire.

Dining Room

A good-sized dining room with French doors leading into the garden and glazed doors into the sitting room. A further door leads into the kitchen. This room offers excellent potential to be reconfigured to create a large kitchen diner across the rear of the house (planning permission, building regulation approval and a structural engineer's report may be required).

Kitchen Breakfast Room

Fitted with a range of oak-coloured shaker-style cabinets with worktops over and upstands. There is an inset ceramic sink and drainer, integrated electric oven, four-ring gas hob with extractor hood, integrated dishwasher and integrated fridge freezer. Good-quality tile-effect flooring is fitted throughout and there is space for a small table and chairs. Windows overlook the rear aspect and a door leads into the snug/study.

Snug/Study/Playroom

A good-sized and versatile room with a window to the side aspect and doors leading into the utility area and garage. Could be used as a study or playroom.

Utility Room

Fitted with a range of oak-coloured shaker-style cabinets with worktops over and upstands. There is a sink and drainer, electric oven, space and plumbing for a washing machine and tumble dryer, together with further space for a fridge. A window overlooks the rear aspect and there is a glazed door to the side. The Glow-worm gas-fired boiler is located here and is approximately three months old. Vinyl flooring is fitted throughout.

Garage

Single garage with electric roller door together with power and lighting. Internal door leading into the snug.

First Floor Landing

A spacious landing with a window to the side aspect and doors leading to all first-floor rooms. There is a built-in cupboard housing the hot water tank with fitted shelving.



Bedroom One

A large main bedroom with a box window to the front aspect and door leading into the ensuite. The en-suite is fitted with a grey suite comprising a shower cubicle, toilet and wash basin. There are panelled walls, tiled splash backs, vinyl flooring and a window to the side aspect.

Bedroom Two

A large double bedroom with windows to the rear aspect.

Bedroom Three

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

Bedroom Four

A good-sized bedroom with a window to the front aspect.

Family Bathroom

Fitted with a white suite comprising a panelled bath, toilet and wash basin. There are attractive tiled splash backs, vinyl flooring and a window to the side aspect.

Outside

Th the rear there is a beautifully maintained and well-stocked garden with a paved patio adjoining the house and an outside tap. There is gated access to one side together with a useful wooden storage shed to the other. The garden features an attractive selection of mature shrubs and bushes, together with a further patio area at the foot of the garden. The side storage area also benefits from a useful caged section and a cat flap leading into the dining room, making it ideal for cat lovers. To the front of the property there is an impression concrete driveway providing off-road parking for two vehicles. There are established trees, shrubs and a lawned frontage.

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 in a northerly direction along North Bar Street and onto Horsefair. At the crossroads turn left onto the Warwick Road. Continue along this road passing straight over three small roundabouts. Continue uphill for around a quarter of a mile passing Ferndale Road on your left and Powys Grove will be found as the next turning on your left. Follow the road round and the property can be found in front of you where the road forks.

Services

All mains services connected. The Glow-worm gas fired boiler can be found in the utility room.

Local Authority

Cherwell District Council. Tax band E.

Viewing arrangements

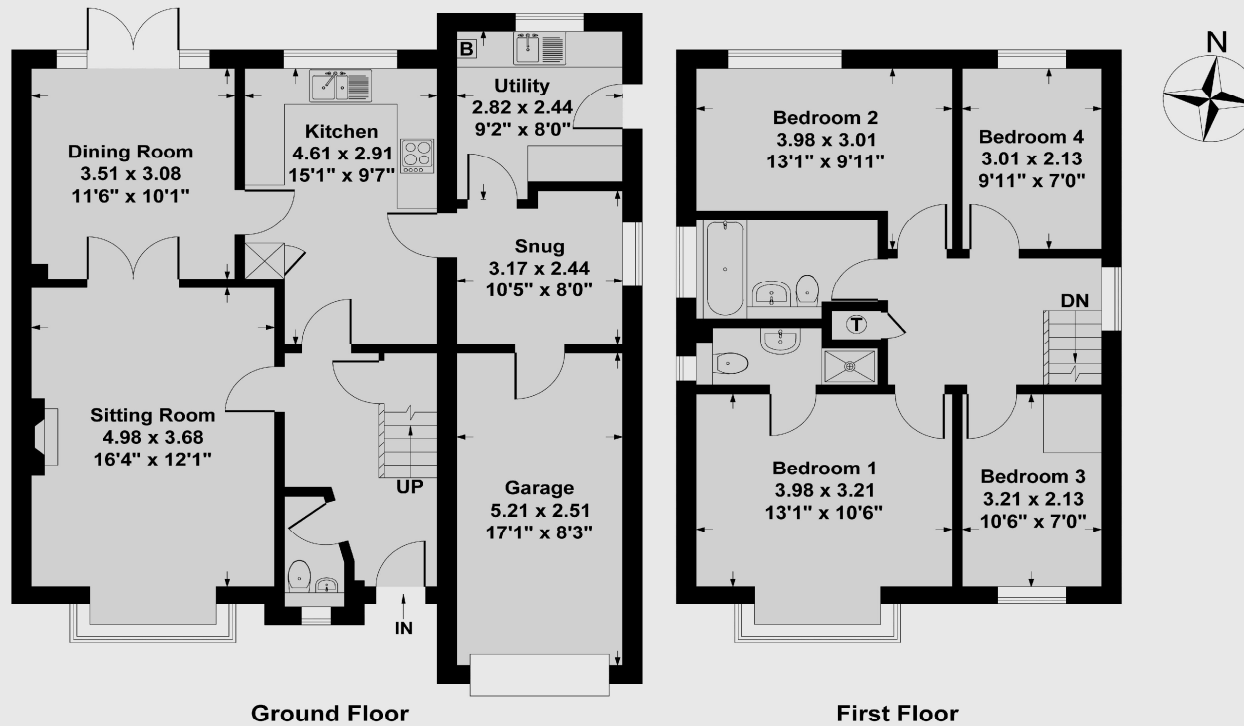
Strictly by prior arrangement with Round & Jackson.

Tenure

A freehold property.

Asking Price: £475,000





Ground Floor Approx Area = 69.10 sq m / 744 sq ft
First Floor Approx Area = 54.27 sq m / 584 sq ft
Garage Floor Approx Area = 13.07 sq m / 141 sq ft
Total Area = 136.44 sq m / 1469 sq ft

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

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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