



21 Austin Drive
Banbury, Oxon, OX16 1DL



ROUND & JACKSON
ESTATE AGENTS





A beautifully presented and extended, three-bedroom semi-detached house which is conveniently located close to a range of amenities and schooling.

The Property

21 Austin Drive, Banbury is a beautifully presented, three bedroom, semi-detached family home which is located on the northern side of town close to amenities and schooling. The accommodation is arranged over two floors and is well laid out, with a large entrance hallway, sitting room, kitchen/breakfast room and an additional reception room to the rear on the ground floor. On the first floor there is a central landing, two double bedrooms, a single bedroom and a modern family bathroom. Outside of the property to the front there is a garden area with well established shrubs, hedges and plants with paved steps leading down to the front door and a paved tandem driveway that leads to the detached single garage. The main area of garden is located to the rear, with a paved seating area adjoining the house with a large lawned area, established shrub and plants beds and borders. There are also established trees at the foot of the garden which provide a good level of privacy.

We have prepared a floorplan to show the room sizes and layout. Some of the main features include:

Entrance Hallway

A large hallway with stairs rising to the first floor, a window to the side aspect, a storage cupboard, understairs storage cupboard and doors to sitting room and kitchen.

Sitting Room

A spacious reception room with a large window to the front aspect.

Kitchen/Breakfast Room

Fitted with a range of modern eye level cabinets with base units and drawers and work surfaces over, with tiled splash backs and flooring, an inset sink and draining board, a window to the rear aspect and double doors leading to the dining room. There is space and plumbing for a free standing washing machine, dishwasher, fridge/freezer and single oven with a fitted extractor hood above.

Dining Room

A useful additional reception room with ample space for furniture or which could be utilised as a study/playroom. A Velux style window, double doors to the rear garden, side door leading to the garage and driveway and a window to the side aspect.



First Floor Landing

A central landing with a window to the side aspect, hatch to the loft space, doors to all first floor accommodation and airing cupboard which houses the hot water cylinder.

Master Bedroom

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

Bedroom Two

A good-sized double bedroom with a double built in wardrobe and window to the rear aspect.

Bedroom Three

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

Family Bathroom

Fitted with a modern suite comprising a panelled bath with a shower and hand held shower attached, a vanity unit, W.C., heated towel rail and attractive tiled splash backs. There is a window to the rear aspect.

Garage & Parking

There is a detached single garage with an up and over door to the front with a large tandem driveway located directly in front.



Outside

To the front of the property there is garden area which has well established shrubs, hedges and plants which provide a good level of privacy. There are paved steps leading down to the front door. To the rear of the house, there is a private rear garden which is predominantly laid to lawn with established trees and shrub and plants borders and beds. There is a patio seating area adjoining the house with gated side access to the front and garage.

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 and many places of historical interest are within easy reach.

Directions

From Banbury town centre proceed via the Warwick Road. Turn right at the second roundabout onto Ruscote Avenue and then take the first left into Sinclair Avenue. Continue and ascend the hill and turn right at the T-junction into Austin Drive and continue for a short distance where the property will be found on your right hand side.



Services

All mains' services connected. The gas fired boiler is located in the kitchen.

Local Authority

Cherwell District Council. Tax band C.

Viewing Arrangements

Strictly by prior arrangement with Round & Jackson.

Tenure

A freehold property.

Asking Price: £310,000





Ground Floor Approx Area = 46.56 sq m / 501 sq ft
 First Floor Approx Area = 35.00 sq m / 377 sq ft
 Garage Approx Area = 10.90 sq m / 118 sq ft
 Total Area = 92.46 sq m / 996 sq ft

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

www.focuspointhomes.co.uk



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	87 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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 the 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.



rightmove



ROUND & JACKSON
ESTATE AGENTS