



39 Nursery Drive
Banbury



ROUND & JACKSON
ESTATE AGENTS



39 Nursery Drive

£320,000

Banbury, Oxfordshire, OX16 2NE.

Greatly extended and beautifully presented throughout, a three bedroom house with a large mature garden located on a highly desirable road close to the Town centre.

Popular and convenient location, extended and greatly improved, large hallway, sitting room, extended dining/family room, modern kitchen, garden room, utility room, three bedrooms, shower room, cloakroom, beautifully presented large mature garden, large front garden and parking, single garage.

The property

39 Nursery Drive is truly superb three bedroom semi detached house which is conveniently located within a very desirable neighbourhood close to the Town centre. Having been extended to rear the property now has well thought out accommodation which is beautifully presented in a contemporary style and has modern fittings throughout. The property has fantastic outside space with a large garden and driveway to the front, a garage to the side and a beautifully landscaped large garden to the rear. We have prepared a floorplan to show the room sizes and layout. Some of the main features include:

Entrance Hallway

A large hall with a porch to the front and stairs to the first floor.

Sitting Room

Located to the front with a large window, a fireplace with modern gas fire and sliding doors opening into the dining/family room.

Dining/Family Room

Having been extended to the rear to create a large and most useful room with a sliding door to the rear garden and a built in shelving unit.

Kitchen/Breakfast Room

Fitted with modern eye level cabinets and base units and drawers with work surfaces over housing a sink and draining board with tiled splashbacks. There is a fitted breakfast bar, a useful under stair cupboard, modern flooring and space for a fridge, freezer and dishwasher.

Garden Room

A most pleasant and light room ideal for relaxing and reading, forming part of the extension with a window and a door to the rear and two roof windows.

Utility Area

Adjoining the Garden Room. Useful cupboard housing a washing machine and a tumble dryer, sink and draining board. Door to the cloakroom/WC which has a thermostatically controlled heater and a door leading into the garage.

First Floor Landing

With a window to the side, a hatch to loft space which is fully boarded and an airing cupboard housing the combination boiler which is a Worcester Bosch and around a year old.

Bedroom 1

A double room with a range of fitted wardrobes.

Bedroom 2

A double room with a built in wardrobe.

Bedroom 3

A good sized single room.

Shower Room and Cloakroom

Fitted with a shower cubicle and a wash hand basin with built in storage and a heated towel rail. The cloakroom is located separately with a WC and a wash hand basin.

Outside

To the front there is a large lawned garden and a driveway leading to a single garage. The garage has power and light connected and a recently installed electric rolling door.

To the rear there is a beautifully landscaped mature garden. Extending to approximately 100 feet in length, it is an ideal garden for a family or keen gardener.

Predominantly laid to lawn with well stocked flower and plant borders and an enclosed wild garden area to the rear, various seating areas and a large shed which will remain.

Directions

From Banbury Cross proceed North turning left at the first major set of traffic lights into the Warwick Road. Take the first right hand turn into Foundry Street then the second left into Nursery Drive. Continue and follow the numbering system where the property will be found on the left hand side. A for sale board has been erected.

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

Tenure

A Freehold property.

Services

All mains services connected.

Boiler is a Worcester Bosch which is around a year old and is located in first floor airing cupboard.

The electrical and heating systems have been updated within the last five years.

Local Authority

Cherwell District Council. Tax band C.

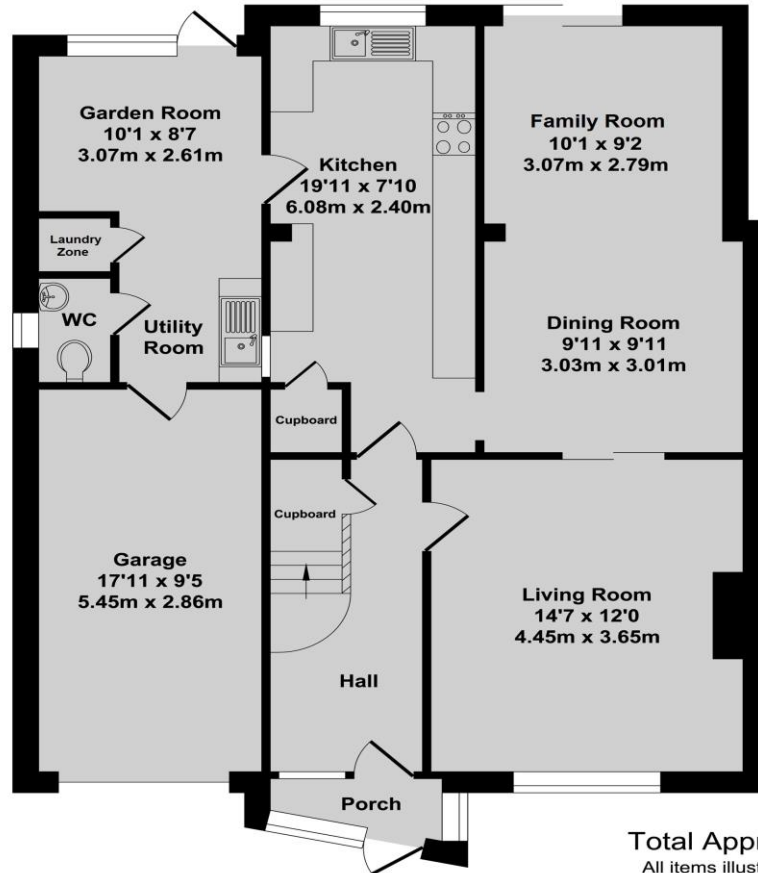
Viewing

Strictly by appointment with Round & Jackson.

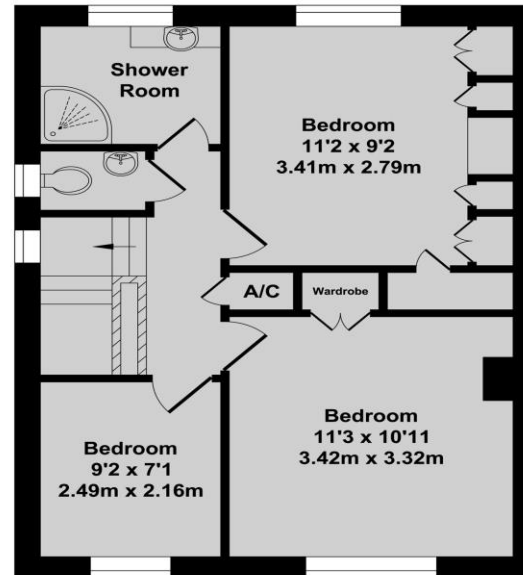


To view this property call Round & Jackson on **01295 279953**

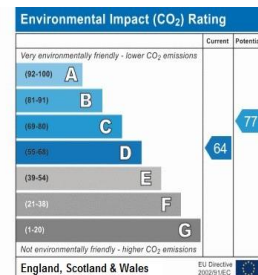
Ground Floor
Approx. Floor
Area 939 Sq.Ft.
(87.23 Sq.M.)



First Floor
Approx. Floor
Area 450 Sq.Ft.
(41.80 Sq.M.)



Total Approx. Floor Area 1389 Sq.Ft. (129.03 Sq.M.)
All items illustrated on this plan are included in the "Total Approx Floor Area"



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