



5 Laburnum Grove
Banbury



ROUND & JACKSON
ESTATE AGENTS



5 Laburnum Grove

Banbury, OX16 9DP

£450,000

A three bedroom detached property which sits on a corner plot and has a good size garden with large workshop/garage. The property is located on the popular Timms Estate on the south side of town.

The Property

5 Laburnum Grove, Banbury is a three bedroom, detached family home which sits on a good sized corner plot on the popular Timms Estate on the south side of Banbury. The property has a nice sized rear garden and benefits from having a large, brick built workshop and ample off road parking. Timms Estate is within easy walking distance of local shops and amenities and there are several Schools close by. The train station and Hospital are also within walking distance. The living accommodation is arranged over two floors and is well laid out. On the ground floor there is an entrance porch, hallway, W.C, kitchen, sitting room, dining area and two conservatories. On the first floor there are three bedrooms and a family bathroom. Outside to the rear there is a good sized garden and ample off road parking. There is also a large, brick built workshop with power and lighting. To the front of the property there is a lawned garden with established planted borders. We have prepared a floor plan to show the room sizes and layout. Some of the main features include:

Entrance Porch

A large and very useful addition with access into the hallway.

Entrance Hallway

Stairs rising to the first floor and a door leading into the kitchen. There is a useful understairs cupboard and wood effect laminate flooring is fitted throughout.

Kitchen

Fitted with a range of country style cabinets with worktops over and tiled splash backs. There is a large window to the front and there is a door leading to the side of the property. There is space and plumbing for a washing machine and tumble dryer and space for a cooker and free standing fridge freezer. There is an inset one and a half bowl sink with drainer and the wood effect laminate flooring continues throughout. From the kitchen there is a door leading into the dining area with a further door leading into the W.C.

W.C

Fitted with a toilet and there is a window to the side aspect.

Dining Room

Semi open plan leading into the sitting room with plenty of space for a table and chairs and there is a door leading into the sun room. The wood effect laminate flooring continues throughout.

Sitting Room

A bright room with a large window overlooking the rear garden and feature fireplace. There is a sliding door leading into the conservatory and the wood effect laminate flooring continues throughout.

Sun Room

A useful room with a door leading into the garden and wood effect laminate flooring. Has been used as an office previously.

Conservatory

A large conservatory with wood effect laminate flooring and double doors leading into the garden.



First Floor Landing

Doors leading to all the first floor rooms with dual aspect windows to the front and side. Loft hatch providing access to the roof space.

Three First Floor Bedrooms

Bedroom one is a large and very bright double bedroom with dual aspect windows to the side and rear. There are fitted wardrobes to one wall and there is a built-in cupboard which houses the Worcester gas fired boiler for the heating and hot water system. Bedroom two is a double bedroom with a window to the front aspect. Bedroom three is a good sized bedroom with a window to the rear aspect.

Family Bathroom

Fitted with a four piece suite comprising a panelled corner bath, a shower cubicle, a toilet and a wash basin with a vanity storage unit beneath. There are tiled splash backs and there is a window to the side aspect.

Outside

To the rear of the property there is a good sized garden with a large paved patio and lawned sections with a raised brick built plant bed. There is ample driveway parking within the garden and a five bar gate giving access from the road. There is gated access to both side of the property and also access to the very large brick built workshop with power and lighting with two up-and-over doors for vehicular access. To the front of the property there is a pretty lawned garden with established, well chosen trees and shrubs.

Directions

From Banbury Cross proceed via South Bar and into the Oxford Road. Continue for approximately half of a mile past our offices and Sainsbury's supermarket then turn right into Grange Road. Just before the end of the road turn left into Timms Road then right at the T-junction into Beaconsfield Road. Take the first road on the left into Mayfield Road and continue to the end of the road where the property will be found on your right hand side.

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.

Services

All mains services connected. The gas fired boiler is located in bedroom one.

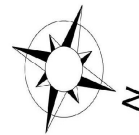
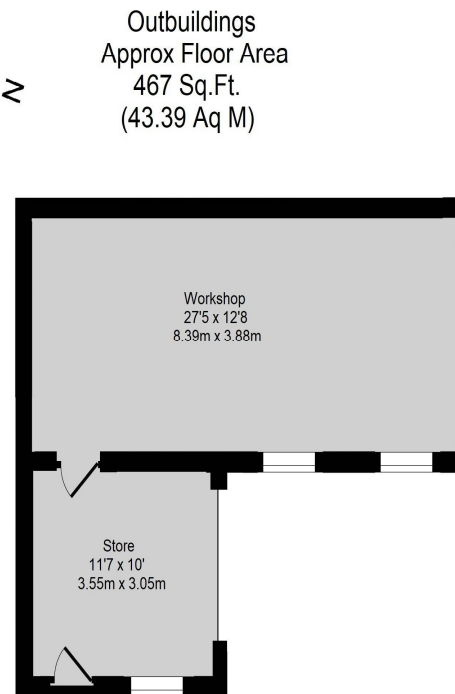
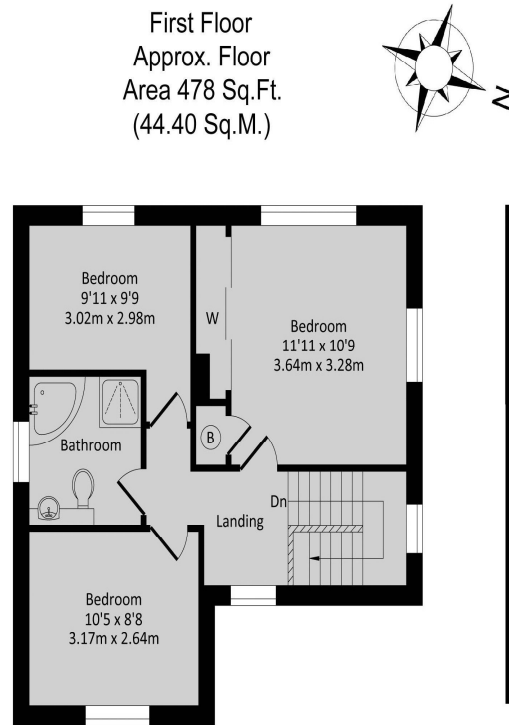
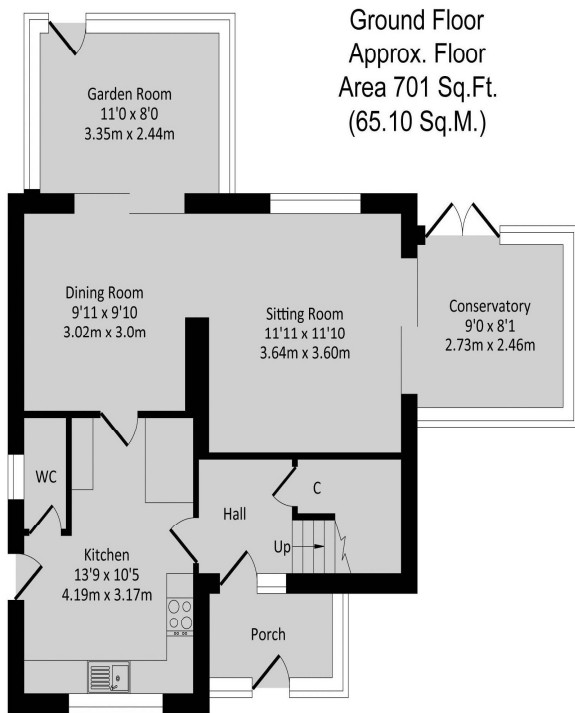
Local Authority

Cherwell District Council. Tax band D.

Viewing arrangements

Strictly by prior arrangement with Round & Jackson. A freehold property.





Total Approx. Floor Area 1179 Sq.Ft. (109.50 Sq.M.) (Outbuildings not included)

All items illustrated on this plan are included in the "Total Approx Floor Area"

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The Services Systems and appliance shown have not been tested and no guarantee as to their operability or efficiency can be given.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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