



Grimsbury Drive
Banbury



ROUND & JACKSON
ESTATE AGENTS

www.roundandjackson.co.uk



4 Grimsbury Drive

Banbury, Oxon, OX16 3HL

£310,000

A very well presented three bedroom semi detached house with a large rear garden located on the eastern side of town and close to a wide range of amenities.

The Property

4 Grimsbury Drive, Banbury is a well presented three bedroom semi detached house which is located within a highly regarded residential neighbourhood and close to a wide range of amenities. On the ground floor there is a large entrance hallway, a modern kitchen and an open plan sitting/dining room with a door onto the rear garden. On the first floor there is a landing, three bedrooms, a shower room and a separate cloakroom/WC. To the front of the property there is an impressed concrete driveway and there is a shared drive to the side that leads to the garage. To the rear there is a large mature garden which is predominantly laid to lawn and is pleasantly landscaped.

Entrance Hallway

A spacious hall with stairs to the first floor and a door to the kitchen.

Kitchen

Fitted with a range of modern wall cabinets and base units and drawers with work surfaces over and an inset sink and draining board. Fitted appliances include a fridge/freezer, an oven, hob and extractor and there is space for a washing machine. Doors to dining room and side driveway.

Dining Room

A good sized dining room with a large opening to the sitting room and a sliding door to the garden.

Sitting Room

A spacious and light room being open to the dining room, window to the front and a central fireplace with wooden surround and inset gas fire.

First Floor Landing

Storage cupboard and doors to all first floor accommodation.

Bedroom One

A double room with a bay window to the front and two fitted wardrobes.

Bedroom Two

A double room with a window to the rear.

Bedroom Three

A single room with a window to the front.

Shower Room

Corner shower cubicle, wash hand basin, airing cupboard and a window to the rear.

Cloakroom

A separate cloakroom with a low level W.C. Window to the side.

Outside

To the front of the property there is an impressed concrete driveway and there is a shared driveway to the side that leads to the garage. To the rear there is a large mature garden which is predominantly laid to lawn with well stocked flower and plant borders, a variety of trees and a paved patio adjoining the house.

Garage

A single garage with a personal door to the garden.



Directions

From Banbury town centre proceed eastwards via the Middleton Road. Continue over the mini roundabout then turn left at the traffic lights into Daventry Road. Take the second left onto Grimsbury Drive and proceed towards the end of the road where the property will be found on your left 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 (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.

Services

All mains services connected.

Local Authority

Cherwell District Council. Tax band C.

Tenure

A freehold property.

Viewing Arrangements

By Prior arrangement with Round & Jackson.

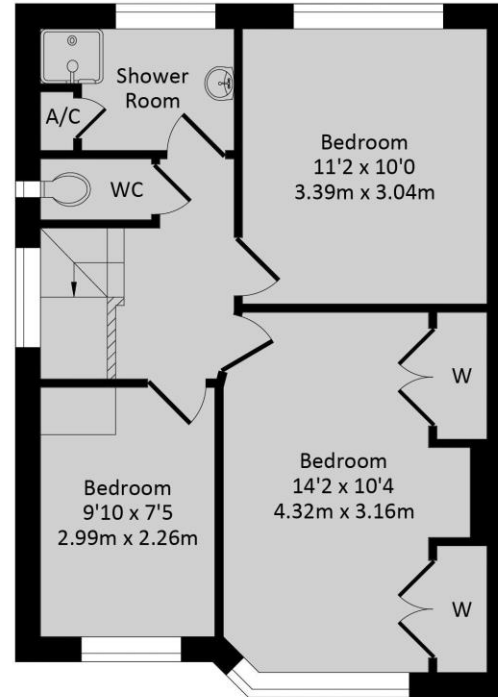
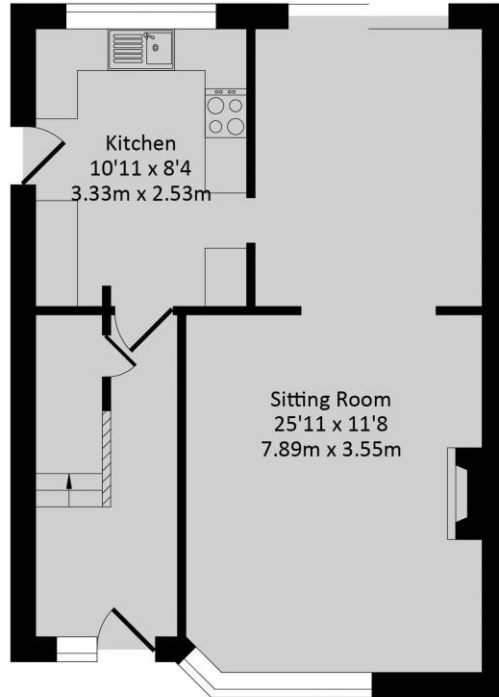
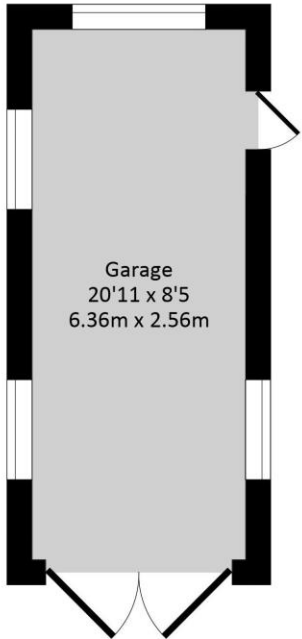


Garage
Approx. Floor
Area 175 Sq.Ft.
(16.30 Sq.M.)

Ground Floor
Approx. Floor
Area 435 Sq.Ft.
(40.40 Sq.M.)



First Floor
Approx. Floor
Area 434 Sq.Ft.
(40.30 Sq.M.)



Total Approx. Floor Area 1044 Sq.Ft. (97.0 Sq.M.)

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		
69-80	C		71 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

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