



Grimsbury Green
Banbury



ROUND & JACKSON
ESTATE AGENTS

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11 Grimsbury Green

Banbury, OX16 3JF

£330,000

An extended four bedroom semi detached family home with a large garden and off road parking for several vehicles and located within the popular Grimsbury area of Banbury and within easy walking distance to the train station.

The Property

11 Grimsbury Green, Banbury is a good size and greatly extended, four bedroom semi detached family home with a large rear garden and ample off-road parking to the front. The property has been extended at ground floor level, to the rear, by the previous owner and is in very good order throughout. One of the bedrooms will be found on the ground floor and could be used as a playroom or study. The living accommodation is arranged over two floors and is well laid out. On the ground floor there is a spacious hallway, a bedroom/family room, a sitting room, a dining room, a kitchen with utility room and a W.C. On the first floor there is a bright landing, three bedrooms and a family bathroom. Outside to the rear there is a large lawned garden with a decked area and gravelled sections. To the front of the property there is a gravelled area which provides off-road parking for several vehicles. We have prepared a floor plan to show the room sizes and layout, some of the main features include:

Entrance Hallway

A spacious hallway with doors leading into the dining room and bedroom/family room. There are stairs rising to the first floor and there is a useful downstairs storage cupboard.

Family Room/Bedroom

A good size room and very versatile room which could be used as a bedroom, a study or a playroom. There is a window to the front aspect and a door leading into the rear garden.

Sitting Room

A bright and airy sitting room with a large window to the front aspect and good quality wood effect laminate flooring throughout. There are glazed doors leading into the dining room giving an open plan feel.

Dining Room

A large dining room with ample space for a table and chairs. There is good quality wood effect laminate flooring throughout and a large understairs storage cupboard.

Kitchen

Forming part of the rear extension and fitted with a range of grey coloured wooden cabinets with worktops over and tiled splash backs. There is an inset one and a half bowl sink with drainer and there are two windows to the rear aspect and a stable door leading into the utility room. There is an integrated electric oven with a five ring gas hob and there is space for a free standing fridge and freezer. There is quality wood effect vinyl flooring throughout.

Utility Room

A spacious utility room which forms part of the rear extension and has space and plumbing for a washing machine, tumble dryer and a dishwasher. There is a worktop area and a window and door to the rear aspect with a further door leading into the W.C. There is good quality wood effect vinyl flooring throughout. The Glow-worm gas fired boiler is located here also.

W.C

Forming part of the rear extension and fitted with a white suite comprising a toilet and hand basin with a window to the side aspect and wood effect vinyl flooring throughout.

First Floor Landing

A bright and airy landing with a window to the side aspect and doors to the first floor rooms. There is a loft hatch providing access to the roof space which is partly boarded.



Three First Floor Bedrooms

Bedroom one is a large double bedroom with a window to the front aspect and plenty of space for furniture. Bedroom two is a large double room with a window to the rear aspect and built-in wardrobes with a further cupboard which houses the hot water tank with shelving above. Bedroom three is a good size single bedroom with a window to the front aspect and a built-in shelved cupboard.

Family Bathroom

Fitted with a white suite comprising a panelled bath with mixer shower over, a toilet and a wash basin. There are tiled splash backs and there is a heated towel rail fitted with tiled flooring and there is a window to the side aspect.

Outside

To the rear of the property there is a large, south westerly facing, lawned garden with gravelled sections and there is a decked area and paving adjoining the house with an outside tap fitted. There are well stocked planted borders and a wooden shed, which will remain. To the front of the property there is a low maintenance gravelled frontage which provides parking for several vehicles.

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. Follow this road to the mini-roundabout and turn left into Manor Road and continue to the end of the road and turn right at the next mini-roundabout into Grimsbury Green. Number 11 will be found after a short distance 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. The gas fired boiler is located in the utility room.

Local Authority

Cherwell District Council. Tax band C.

Viewing arrangements

Strictly by prior arrangement with Round & Jackson.

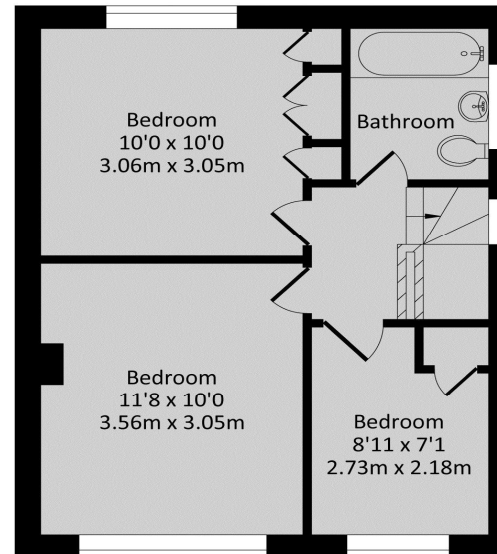
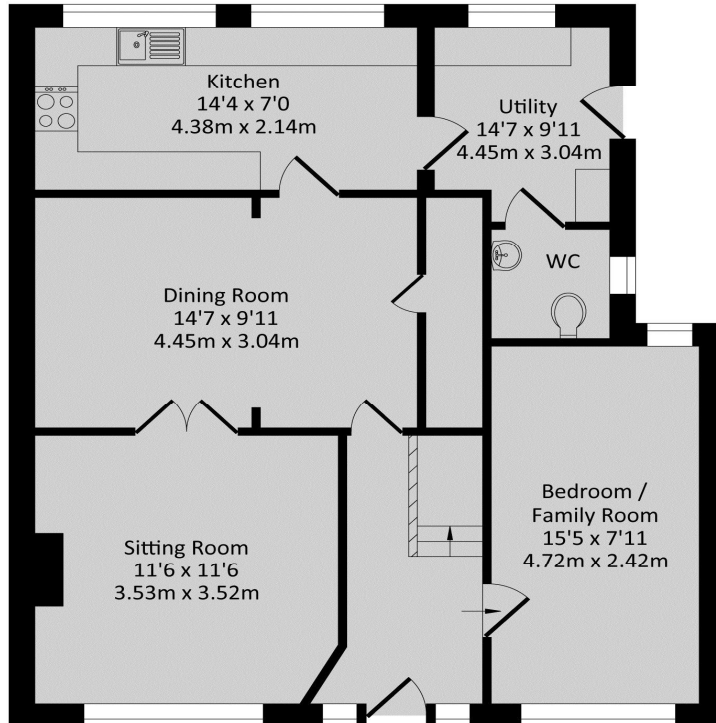
Tenure

A freehold property.



Ground Floor
Approx. Floor
Area 704 Sq.Ft.
(65.43 Sq.M.)

First Floor
Approx. Floor
Area 373 Sq.Ft.
(34.70 Sq.M.)



Total Approx. Floor Area 1077 Sq.Ft. (100.13 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 and 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 appliances 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		79 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

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