



7 Grebe Road
Banbury



ROUND & JACKSON
ESTATE AGENTS



7 Grebe Road

Banbury, OX16 9YZ

£350,000

A beautifully presented and well proportioned, link detached home with a modern open plan kitchen and located in this highly sought after location.

The Property

7 Grebe Road, Banbury is a very well presented three bedroom link detached property having been updated and reconfigured within recent years. On the ground floor there is a pleasant sitting room and a modern open plan kitchen which provides plenty of space for dining and entertaining. Forming part of the garage conversion, there is also a useful utility room and downstairs shower room. On the first floor there are three double bedrooms and a refitted family bathroom. To the rear, there is a lawned garden and to the front there is parking for two vehicles. The property is situated at the end of this no through road and given its elevated position, there are views across Banbury and the neighbouring countryside. Cherwell Heights itself is a well regarded neighbourhood with a wide range of amenities including two popular primary schools and shops. We have prepared a floor plan to show the room sizes and layout, some of the main features include:

Entrance Hall

Stairs rising to the first floor and a door leading into the sitting room.

Sitting Room

A pleasant room located at the front of the property with double doors opening onto the kitchen/dining room. Window to the front aspect and laminate flooring continuing throughout.

Kitchen/Breakfast Room

A spacious open plan room located to the rear with sliding doors leading into the garden. The kitchen is fitted with a range of modern eye level cabinets, base cabinets and drawers with wooden work surfaces over. Inset sink and draining board, electric hob with extractor over and a double oven beneath. There is an integrated microwave and fridge/freezer. Space for dishwasher and further space for a dining table and chairs. Useful understairs cupboard.

Utility Room

A useful utility room with built in storage, space for a washing machine and tumble dryer and space for a large fridge/freezer. Door to shower room and a door leading into the rear garden.

Shower Room

A useful room with a double size shower cubicle, a W.C. and a wash hand basin.

First Floor Landing

Hatch to the loft space, a cupboard housing the hot water tank and doors to all first floor accommodation. Window to the side aspect.

Master bedroom

A large double room with wood laminate flooring and a window to the front aspect.

Bedroom Two

A double bedroom with a window to the rear.

Bedroom Three

A single room with a window to the front aspect.



Bathroom

Re fitted to a high standard with a smart modern white suite comprising a panelled bath, a W.C. and a wash hand basin.

Outside

To the front of the property there is a block paved driveway which provides parking for two vehicles. At the rear there is a landscaped garden with a patio adjoining the house and a lawned area with well stocked flower and plant borders.

Directions

From Banbury Cross proceed in a southerly direction toward Oxford (A4260). On the outskirts of the town bear left where signposted to Bodicote and Cherwell Heights. Continue onto Bankside and then take the second turning on the left into Chatsworth Drive. Follow the road to the mini roundabout and turn right into Whimbrel Way. Grebe Road will be found as the first on the left and the property will be found facing you at the end of the road.

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 and many places of historical interest are within easy reach.

Services

All mains services connected. The gas fired boiler is located in one of the kitchen cupboards.

Local Authority

Cherwell District Council. Tax band C.

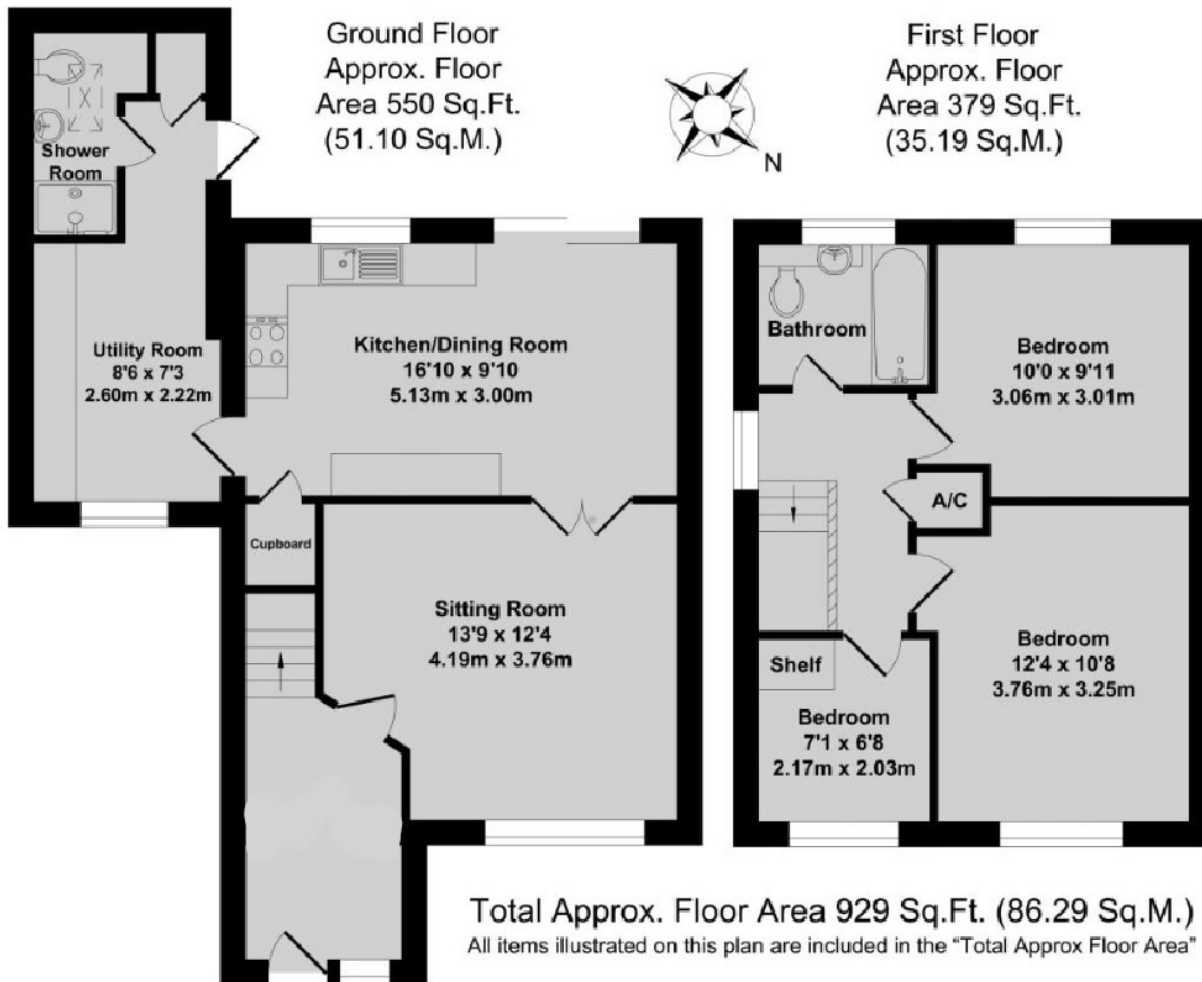
Viewing arrangements

Strictly by prior arrangement with Round & Jackson.

Tenure

A freehold property.





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

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