



71 Powys Grove
Banbury



ROUND & JACKSON
ESTATE AGENTS



71 Powys Grove

Banbury, OX16 0UG

£405,000

A detached property with four bedrooms, two receptions rooms and a garage which is tucked away in a quiet cul-de-sac located on the Northern Side of town.

The Property

71 Powys Grove, Banbury is a spacious and well laid out four bedroom detached family home which is pleasantly located within this sought after development and close to schooling and amenities. The property is arranged over two floors and on the ground floor there is W.C, living room, kitchen and dining room with access to the rear garden. On the first floor there is master bedroom with en-suite shower room, three further good sized bedrooms and a family bathroom. To the rear of the property there is a private lawned garden and to the front there is a driveway for several vehicles. We have prepared a floorplan to show the room sizes and layout. Some of the main features include:

Entrance Hallway

A spacious and welcoming hallway with stairs rising to the first floor and doors leading to all the ground floor accommodation and a door leading into the garage. Useful understairs storage cupboard.

W.C.

Fitted with a grey suite comprising a toilet and hand basin with a window to the side aspect.

Sitting Room

A spacious sitting room with a bay window to the front aspect and an inset gas fire. Doors leading into the dining room and hallway.

Kitchen

The kitchen is fitted with a range of eye level cabinets, base units and drawers with work surfaces over, tiled splashbacks, a one and a half bowl sink and draining board and a four-ring gas hob with an extractor fan over. There is an integrated combi oven and grill and space for a dishwasher and fridge/freezer. A door leading into the dining room and garden and a window to the rear aspect.

Dining Room

A good size dining room with potential to remove the wall between the kitchen and dining room to create a large open plan kitchen/diner which would be an ideal entertaining space. (This may require Building Regulations sign off and Structural Engineer calculations if the wall is load bearing). The dining room has a door leading into the living room and a sliding door leading into the conservatory.

Conservatory

A large and very useful conservatory with a fitted radiator. There is a sliding door leading into the garden.

First Floor Landing

Doors leading to all first floor rooms and there is a useful built-in storage cupboard which houses the hot water tank and has shelving above. There is a loft hatch giving access to the roof space.

Master bedroom

A large master bedroom with fitted wardrobes and window to the front aspect. There is a door leading into the en-suite which is fitted with a white suite comprising a corner shower, toilet, and wash basin with a vanity unit beneath, tiled splashback and a window to the front aspect.

Bedroom Two

A good size double bedroom with a window to the front aspect.

Bedroom Three

A good size double bedroom with a window to the rear and side aspect.

Bedroom Four

A good size single bedroom with a window to the rear and a built-in cupboard with shelving.

Family Bathroom

Fitted with a white suite comprising a paneled bath, toilet, and wash basin with a tiled splashback and a heated towel rail. Window to the rear.

Integral Garage

A single integral garage with power and lighting. There is space and plumbing for a washing machine, a sink and drainer, and cabinets with a worktop over. There is an up and over door to the front, a side door to access outside and a door leading into the hallway.

Outside

To the front of the property there is a large block paved drive which provides parking for several vehicles. To the rear, there is a private lawned garden with conifer trees surrounding, a paved patio adjoining the house and a decked area to the side with a gate leading to the front.

Directions

From Banbury Cross proceed in a northerly direction along North Bar Street and onto Horsefair. At the crossroads turn left onto the Warwick Road. Continue along this road passing straight over three small roundabouts. Continue uphill for around a quarter of a mile passing Ferndale Road on your left and Powys Grove will be found as the next turning on your left. Follow the road round and the property can be found in front of you where the road forks.

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

Services All mains services connected. The Potterton Gas Fired Boiler can be found in the kitchen.

Local Authority

Cherwell District Council. Tax band D.

Viewing arrangements

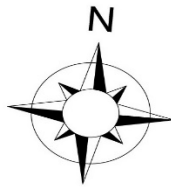
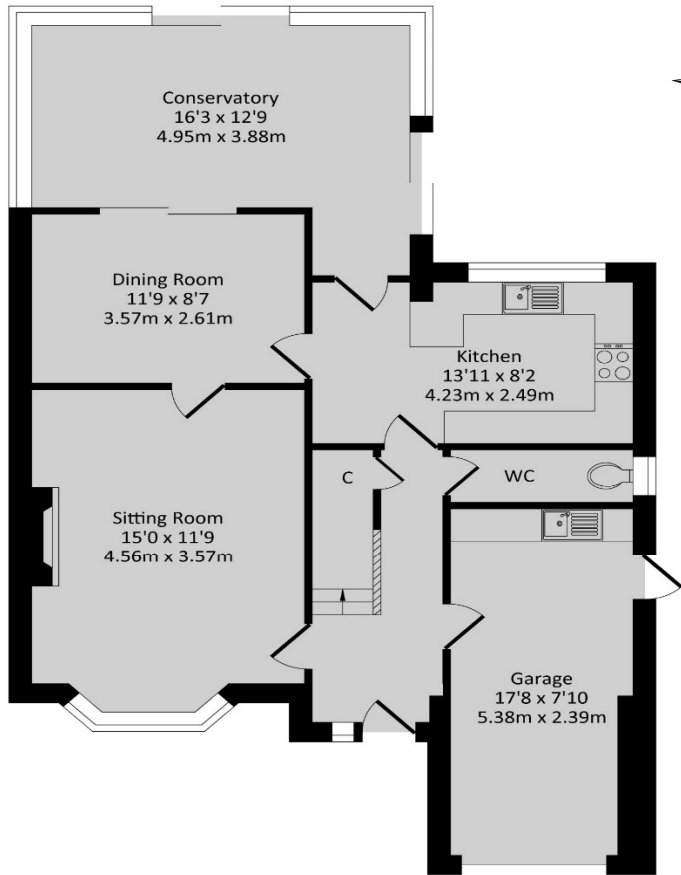
Strictly by prior arrangement with Round & Jackson.

Tenure

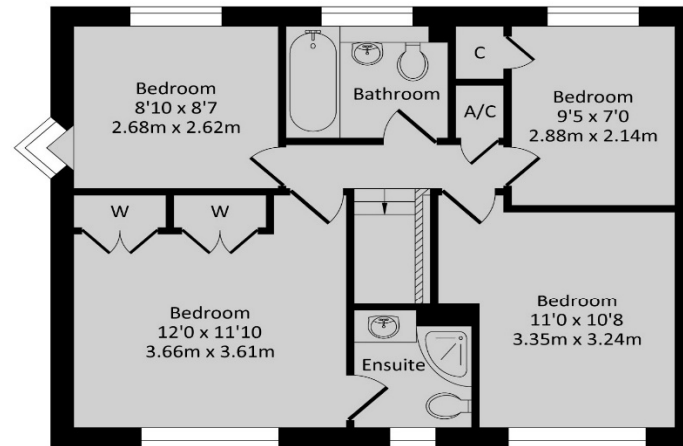
A freehold property



Ground Floor
Approx. Floor
Area 827 Sq.Ft.
(76.8 Sq.M.)



First Floor
Approx. Floor
Area 528 Sq.Ft.
(49.1 Sq.M.)



Total Approx. Floor Area 1355 Sq.Ft. (125.9 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		76 C
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		

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