



83 Brinkburn Grove
Banbury



ROUND & JACKSON
ESTATE AGENTS



83 Brinkburn Grove

Banbury, Oxon, OX16 3WX

£395,000

A modern and well presented detached three/four bedroom family home with versatile accommodation which includes a ground floor annex. The property is located within a highly regarded residential neighbourhood close to the town centre and train station.

The Property

83 Brinkburn Grove, Banbury is a spacious detached family home which is located in a sought after residential neighbourhood on the eastern side of town and close to the train station and town centre. On the ground floor there is an entrance hallway, a spacious sitting room, a large modern kitchen/dining room, a conservatory and an annex which comprises, a sitting room, a bedroom and a shower room. On the first floor there is a landing, a master bedroom with ensuite, a large second bedroom (formerly two separate bedrooms), a third double bedroom and a modern family bathroom. To the front of the property there is a block paved driveway and a lawned garden and to the rear there is a private mature garden which is laid to lawn with a patio adjoining the house.

We have prepared a floorplan to show the room sizes and layout. Some of the main features include:

Entrance Hallway

Main entrance door to the front, stairs to the first floor and doors to the sitting room and kitchen/dining room.

Sitting Room

A spacious reception room with a box window to the front, wood effect flooring and a door to the kitchen/dining room.

Kitchen/Dining Room

A large open plan room with wood effect flooring and doors to the annex and conservatory. The kitchen is fitted with wooden shaker style eye level cabinets and base units and drawers with work surfaces over, an inset sink and draining board and breakfast bar. There is a range cooker with extraction hood over, a fridge/freezer and a dishwasher.

Conservatory

A large conservatory with space for a table and chairs and double doors to the rear garden.

Annex

A useful annex comprising a sitting room with double doors to the garden and a bedroom with en-suite shower room.

First Floor Landing

Hatch to loft space and doors to all first floor accommodation.

Master Bedroom

A large double room with a box window to the front and a modern en-suite bathroom.

Bedroom Two

A large double room with two windows to the rear. This room was formerly two separate bedrooms and could be reinstated back if an extra bedroom is required.

Bedroom Three

A double room with a window to the rear.

Family Bathroom

Fitted with a modern white suite comprising a panelled bath with shower over, a wash hand basin and vanity unite and W.C. Travertine tiling and a window to the side.

Outside

To the front of the property there is a block paved driveway and a lawned garden. To the rear there is a private mature garden which is predominantly laid to lawn with a paved patio adjoining the house.

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 through two chicanes and take next right into Brinkburn Grove. Follow the road around to the right and continue to the end of the road where number 83 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 E.

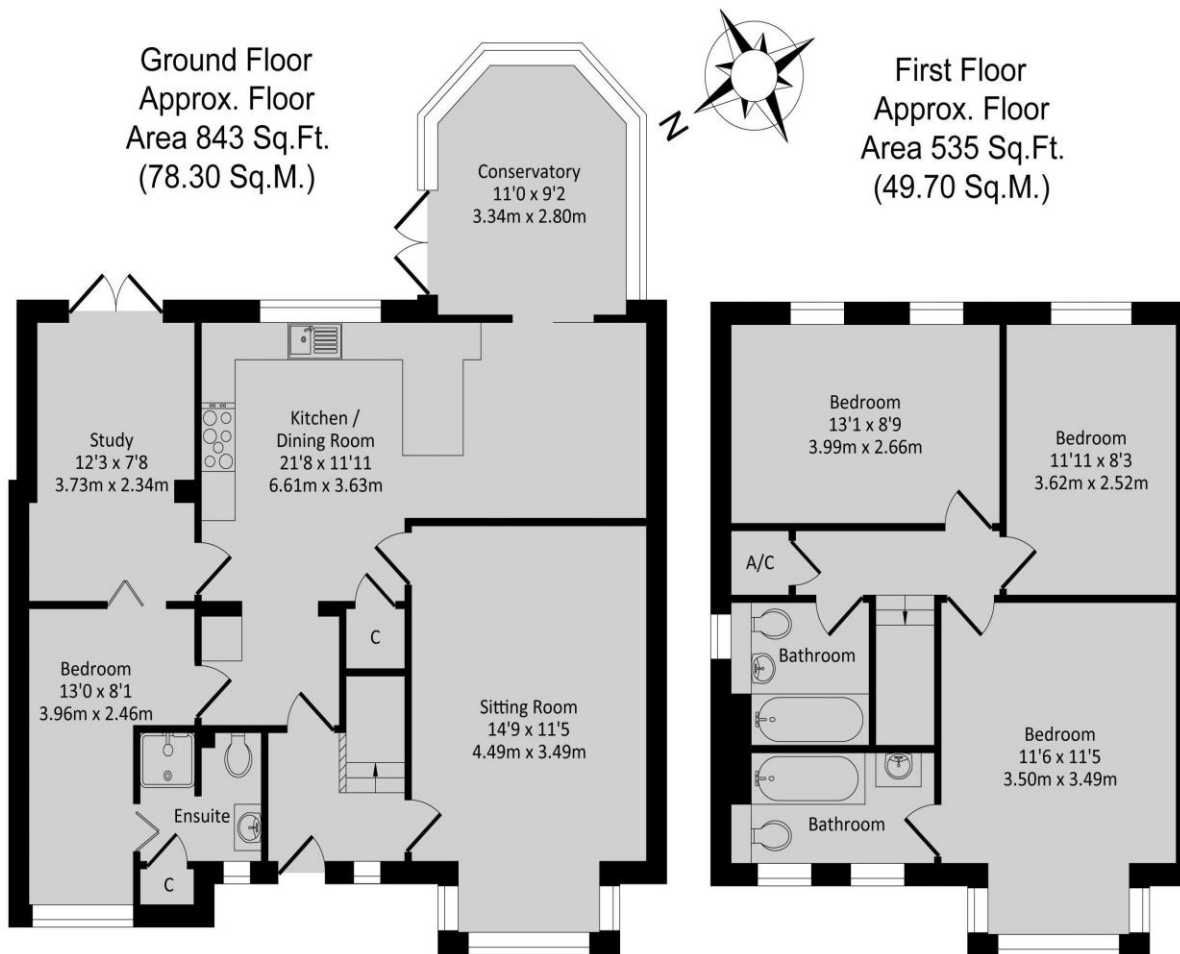
Viewing Arrangements

By prior appointment with Round & Jackson.

Tenure

A freehold property





Total Approx. Floor Area 1378 Sq.Ft. (128.0 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	70 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The Office, Oxford Road, Banbury, Oxon, OX16 9XA
 T: 01295 279953 E: office@roundandjackson.co.uk
 www.roundandjackson.co.uk



ROUND & JACKSON
ESTATE AGENTS

Property Misdescriptions Act 1991: The Agents have not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her professional buyer. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their solicitor. You are advised to check the availability of any property before travelling any distance to view.