



23 Brinkburn Grove
Banbury



ROUND & JACKSON
ESTATE AGENTS



23 Brinkburn Grove

Banbury, OX16 3WX

£352,500

A good sized detached three bedroom family home with a beautiful rear garden, a garage and driveway and located at the end of a quiet cul-de-sac within this popular development.

The Property

23 Brinkburn Grove, Banbury is a detached, three bedroom family home with a garage and a very private and beautifully maintained rear garden. The property has a good sized driveway and is located at the end of a quiet cul-de-sac within this popular development in Grimsbury which is within easy walking distance to the train station and also offers easy access to the M40 motorway. The living accommodation is arranged over two floors and is well laid out. On the ground floor there is an entrance porch, hallway, W.C, sitting room, dining room, kitchen and garage which has a upvc storage area at the back. On the first floor there three bedrooms with a large en-suite bathroom to bedroom one and there is also a further family bathroom. Outside to the rear there is a westerly facing and very beautiful, well stocked private garden and to the front there is also a well stocked garden and driveway parking for two vehicles. We have prepared a floor plan to show the room sizes and layout, some of the main features include:

Entrance Porch

A useful area for shoes and coats with a sliding door and window to the front aspect.

Hallway

Stairs rising to the first floor and doors leading into the sitting room and W.C.

Cloakroom/W.C

A large cloakroom which is fitted with a grey suite comprising a toilet and hand basin.

Sitting Room

A very bright and airy sitting room with a window to the front aspect, a central wooden fire surround with space for an electric fire beneath and there are glazed double doors leading into the dining room.

Dining Room

A nice sized dining room which has potential to be reconfigured if the wall were to be removed between this room and the kitchen which could create a nice open plan entertaining space (This may require Building Regulations sign off and also Structural Engineer calculations if the wall is load bearing) The dining room has a door leading into the kitchen and glazed double doors leading out into the garden.

Kitchen

Fitted with a range of wooden, shaker style cabinets with worktops over and tiled splash backs. There is an inset one and a half bowl sink with drainer and there is an integrated electric double oven and a four ring gas hob with extractor hood above. The kitchen also has space and plumbing for washing machine and space for a fridge and there is a useful understairs storage cupboard. There is a window to the rear aspect offering a pleasant view down the garden and there is a door leading into the garage. The gas fired boiler for the heating and hot water system is also located in the kitchen with easy access.

Garage

A good sized garage which benefits from having a pitched roof which is boarded for extra storage. The garage has power and lighting and there is an up-and-over door leading onto the driveway and internal doors into the kitchen and rear upvc storage area.

First Floor Landing

Doors leading to all the first floor rooms and there is a useful built-in storage cupboard which houses the hot water tank and has shelving above. There is access to the roof space which is partially boarded with a light fitted.

Bedroom One

A very large double bedroom which is very bright with two windows to the front aspect. There is a door leading into the en-suite bathroom which is fitted with a beige suite comprising a panelled bath, toilet and wash basin. There are attractive tiled splash backs with vinyl flooring fitted and there is a window to the front aspect.

Bedroom Two

A double bedroom with a window to the rear aspect and there are a range of mirror fronted fitted wardrobes.

Bedroom Three

A good sized single bedroom with a window to the rear aspect.

Family Bathroom

Fitted with a white suite comprising a panelled bath, toilet and wash basin. The bath has a Triton electric shower over and there is attractive tiling throughout with a window to the side aspect.

Outside

To the rear of the property there is an extremely pretty and well maintained westerly facing garden. The current owners, of many years, have been keen gardeners and the borders are filled with well chosen shrubs and bushes and there are also some pretty trees throughout. There is a block paved patio adjoining the house with an outside tap fitted and from here there is gated access to the front of the property. There is a further paved area with a wooden shed and a pathway which meanders down the garden with lawned sections on both sides with a further paved section at the foot of the garden. To the front of the property there is a further lawned garden with more well stocked borders and there is a block paved driveway which provides parking for two 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 through two chicanes and take next right into Brinkburn Grove. On entering the road bear left where the road splits and number 23 will be found on your left hand side as you enter the cul-de-sac.

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 the kitchen.

Local Authority

Cherwell District Council. Tax band D.

Viewing Arrangements

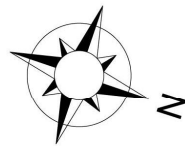
By prior appointment with Round & Jackson.

Tenure

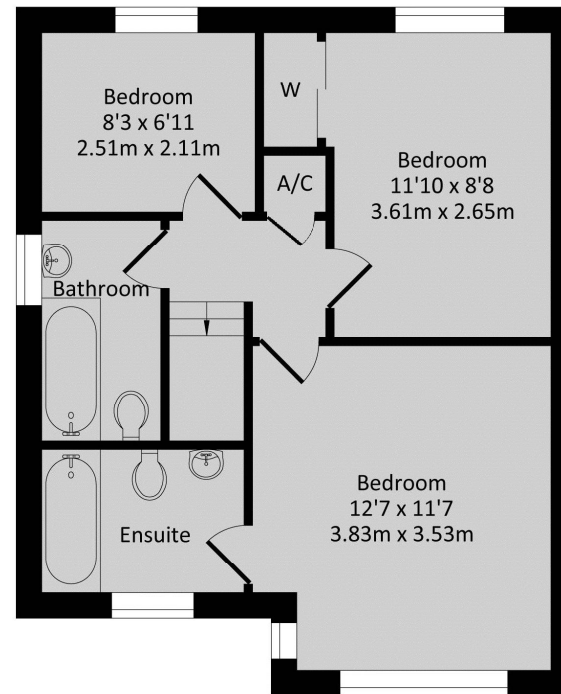
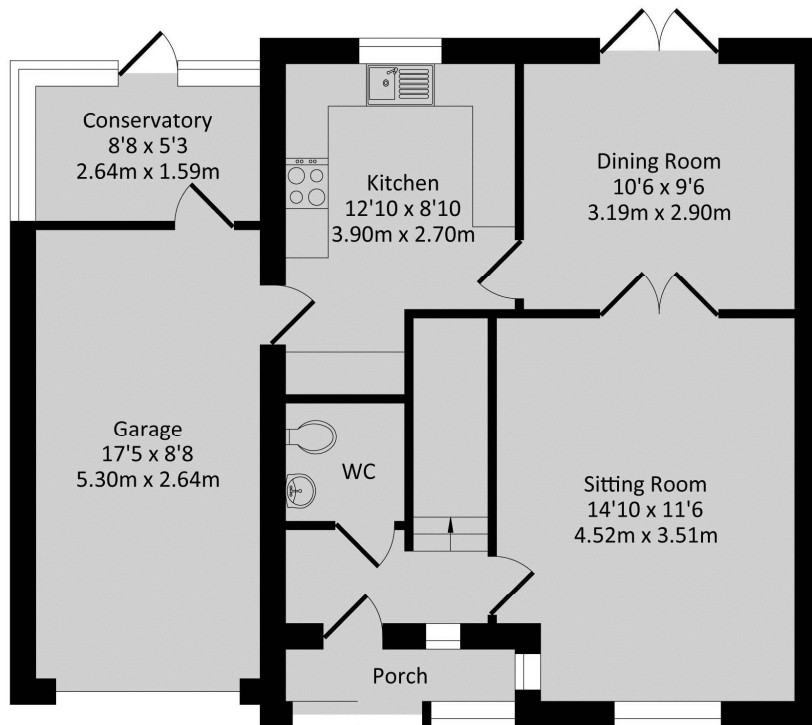
A freehold property



Ground Floor
 Approx. Floor
 Area 706 Sq.Ft.
 (65.60 Sq.M.)



First Floor
 Approx. Floor
 Area 455 Sq.Ft.
 (42.30 Sq.M.)



Total Approx. Floor Area 1161 Sq.Ft. (107.90 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 | | 86 B |
| 69-80 | C | 71 C | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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