



14 Grimsbury Drive, Banbury, Oxon OX16 3HL
£285,000

**Stanbra
Powell** | Estate Agents
Valuers
Property Lettings





In need of total modernisation throughout is this well-proportioned, two reception room, three bedroom semi detached house located in a quiet residential area giving good access to local amenities within walking distance of the town, railway station and access to M40. The property benefits from double glazing, gas central heating with replacement boiler, off street parking, garage, mature reasonably sized rear garden and is offered with no onward chain.

Entrance hall | Living room | Dining room | Kitchen
| Conservatory | Three bedrooms | Refitted shower room |
Separate WC | Tarmac driveway | Rear garden

Ground Floor

Part obscured double glazed door leading to entrance hall.

Entrance hall: Radiator. Stairs rising to first floor. Understairs storage cupboard. Doors leading to living room and kitchen.

Living room: Double glazed window. Radiator. Single obscured glazed door with obscured glass surround leading to dining room.

Dining room: Service hatch through to kitchen. Radiator. Sliding doors to conservatory.

Kitchen: Part obscured double glazed door to side. Double glazed window to rear. Double glazed window to side. Serving hatch to dining room. Fitted with a range of base and wall mounted with work surface over. Stainless steel sink unit. Tile splashbacks. Integrated oven and hob.

Conservatory: UPVC double glazed construction with glass to three sides and sliding door to rear garden.

First Floor

Landing: Large obscured double glazed window. Access to loft. Doors leading to all three bedrooms, shower room and separate WC.

Bedroom one: Double bedroom located to the front of the property. Two double glazed windows. Radiator.

Bedroom two: Double bedroom with double glazed window to rear aspect. Radiator.

Bedroom three: Well-proportioned single bedroom with small bulk-head. Radiator. Double glazed window to front aspect.

Refitted shower room: Obscured double glazed window to rear. Double walk-in shower cubicle with glass screen and mixer shower over. Corner wash handbasin with storage below. Engineered wood flooring. Door to cupboard housing replacement combi boiler. Door leading to separate WC.

WC: Obscured double glazed window. White WC. Engineered wood flooring.

Outside

Front: Tarmac driveway with parking to front of the property and leading to shared access to the rear, giving access to rear garden and garage. Sheltered by hedge border. Remainder laid to grass with pathway to front door.

Side access is shared, currently open to garage and rear garden.

Rear garden: Part enclosed by panel fencing to side and rear. Established trees, hedges and shrub borders. Mainly laid to lawn with concrete pathway through the middle.

Services: All Council Tax Banding: C
Authority: Cherwell District Council

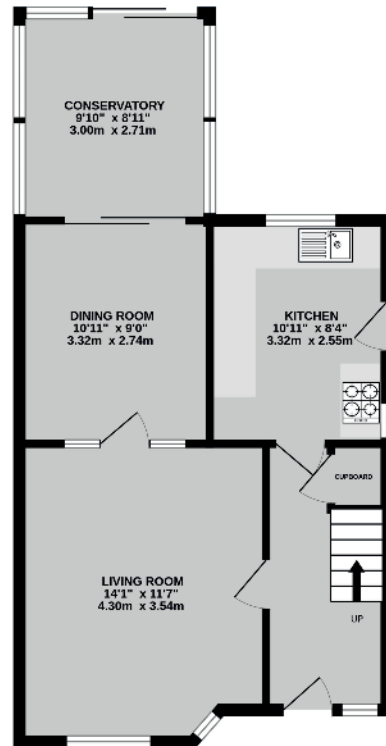
Directions: From Banbury Cross proceed east through the High Street and into George Street. At the T-junction turn left into Cherwell Street and right at the traffic lights; crossing over the railway bridge into the Middleton Road. Continue over one mini-roundabout and at the next set of traffic lights turn left into the Daventry Road then 2nd left into Grimsbury Drive.



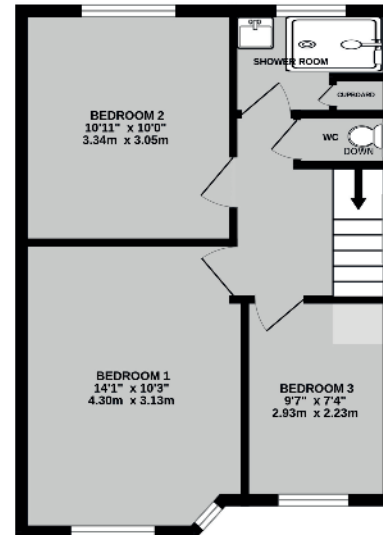




GROUND FLOOR
503 sq.ft. (46.7 sq.m.) approx.



1ST FLOOR
415 sq.ft. (38.5 sq.m.) approx.



TOTAL FLOOR AREA: 917 sq.ft. (85.2 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the description contained herein, measurements of doors, windows, floors and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. 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.

Important Agent's Note All services throughout the property are untested. Any applicants must satisfy themselves with the condition of any central heating systems, fitted gas fires, showers or any other installations (where applicable). Also all measurements should be taken as approximate, although every care is taken in their accuracy. These details contained hereon are for information purposes only and do not form the basis of a contract.

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