



28 Grimsbury Square, Banbury, Oxon OX16 3HX
£299,950 Freehold

Stanbra
Powell

Estate Agents
Valuers
Property Lettings





An enlarged terraced property offered with no onward chain pleasantly overlooking green area to front.

Entrance porch | Entrance hall | Living room | Separate dining room | Kitchen | Conservatory | Three first floor bedrooms | Bathroom | Garden to rear | Garage | Garden to front with potential for off road parking

Located within close proximity of many amenities including shops, bus routes and primary schools, a three bedroom terraced house offered with no onward chain.

Ground Floor

Front door leads to Porch. **Porch** leads to:

Entrance hall: Stairs rising off to first floor. Useful understairs storage.

Living room: To front aspect.

Dining room: With sliding double glazed doors giving access to Conservatory.

Kitchen: Range of white fronted wall and base units. Integrated four ring gas hob with extractor over. Stainless steel inset sink unit and drainer. Heated towel rail. Free space and plumbing for washing machine. Walkway through to:

Conservatory: Is of brick construction with polycarbonate roof, double glazed sliding doors giving access to the garden.

First Floor

Landing: Access to loft. Access via pull down ladder. The loft is boarded and has a Velux window to rear aspect. Potential to fully convert subject to necessary planning permissions. Loft houses a Combination boiler.

Bedroom one: Double bedroom to front aspect overlooking green area.

Bedroom two: Double bedroom to rear aspect.

Bedroom three: Single bedroom to front aspect.

Bathroom: Panelled bath with mixer taps. Triton electric shower. Pedestal hand basin. Low level WC. All walls being fully tiled. Tiled flooring. Heated towel rail.

Outside

Garden: Is enclosed by brick walling and fencing giving a good degree of privacy. Areas laid to lawn. Areas laid to patio (this area has also been used for off road parking). Double gate to rear. Within the rear boundary is a brick built single garage with light and power. Up and over door to front. Door to rear.

Front: Pathway to front door. Area laid to patio. Shrubs and bushes. Potential for off road parking subject to necessary planning permissions.

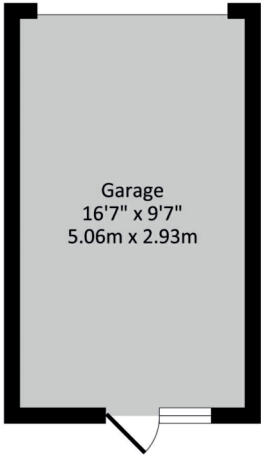
Services: All **Council Tax Banding:** B
Authority: Cherwell District Council

Directions: From Banbury Cross proceed east through the High Street and into George Street. Continue to the second set of traffic lights and turning left. At the next set of traffic lights turn right into the Middleton Road and then left which leads into the Daventry Road. Take the 2nd left turn into Grimsbury Drive and right into Grimsbury Square.

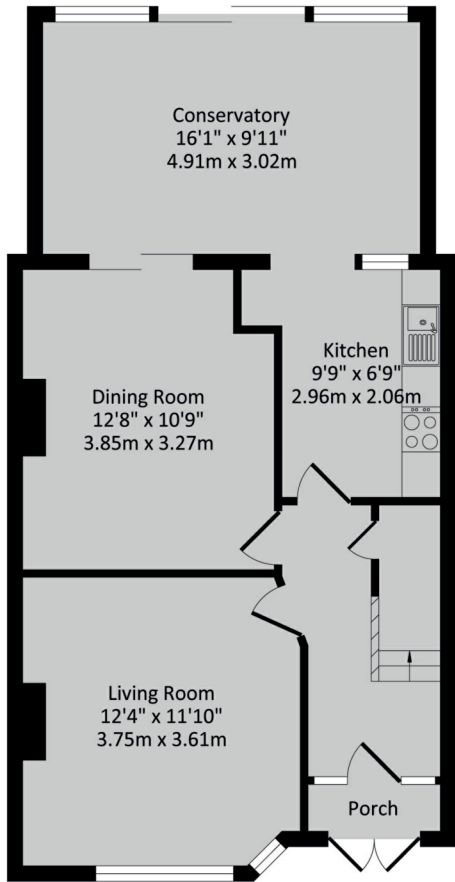




Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

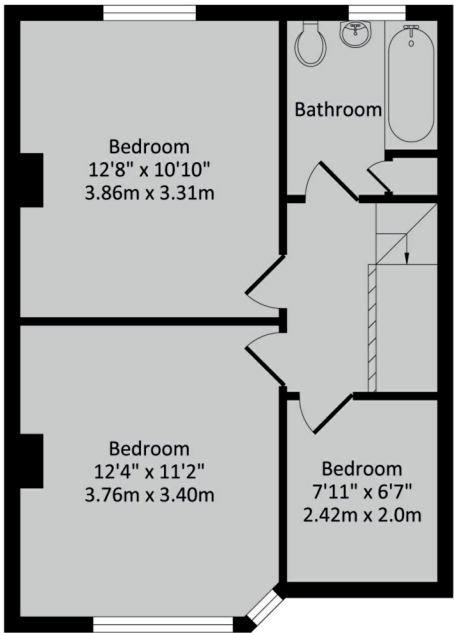


Garage
159 sq.ft. (14.80 sq.m.) approx.



Ground Floor
612 sq.ft. (56.90 sq.m.) approx.

First Floor
442 sq.ft. (41.10 sq.m.) approx.



TOTAL APPROX. FLOOR AREA 1213 sq.ft. (112.80 sq.m.) approx.

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 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.

Viewing: Through appointment with Stanbra Powell



5/6a Horsefair, Banbury,
Oxon OX16 0AA
t: 01295 221100
e: post@stanbra-powell.co.uk

stanbra-powell.co.uk

