



64 Daimler Avenue
Banbury, OX16 1DF



ROUND & JACKSON
ESTATE AGENTS





A very well presented, three-bedroom, end-terraced house with a good size rear garden and driveway parking. The property is located on the northern side of town, close to local schooling and amenities and comes to market with no onward chain.

The property

64 Daimler Avenue, Banbury is a very well presented, three-bedroom, end-terraced house with a good size rear garden and driveway parking. The property has recently had a re-fitted bathroom and comes to market in superb order throughout. The property is located on the northern side of town, close to local schooling and amenities. On the ground floor there is an entrance porch, dining room, kitchen, bedroom/study, interior room and sitting room. On the first floor there are two-bedrooms and a recently re-fitted bathroom. Outside to the rear there is a good size lawned and gravelled garden, raised decked area and there is a shed and further seating area at the foot of the garden. To the front of the property there is a block paved driveway providing parking for at least two vehicles and there is shared gated side access. We have prepared a floorplan to show the room sizes and layout, some of the main features include:

Entrance Porch

A useful entrance porch with plenty of storage space. Door into the hallway dining room and further door into the storage room.

Dining Room

A good size room with wood effect flooring, stairs rising to the first floor and there is a window to the front aspect and a door way leading into the kitchen.

Kitchen

Fitted with a range of white cabinets with worktops over, tiled splash backs and tiled flooring. There is space and plumbing for a washing machine and space for a cooker, washing machine and tumble dryer. Door into the third bedroom/study and interior room. The kitchen is semi-open plan leading into the sitting room.

Bedroom Three/Study

Wood effect flooring, double doors into the garden and a door leading into a useful storage room.

Interior Room

A very versatile room which the current owner has used as a guest room, however, there is currently no window. This room forms part of a garage conversion and is fully insulated and the wood effect flooring continues.

Sitting Room

A very large, bright and airy sitting room with windows overlooking the garden. Fully insulated composite roof which has been replaced in recent years.



First Floor Landing

Doors leading to all first floor rooms, window to the side and loft hatch to the roof space.

Bedroom One

A large double bedroom with plenty of fitted storage cupboards and two windows to the front aspect. The boiler is located in one of the fitted cupboards.

Bedroom Two

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

Family Bathroom

Recently re-fitted with a white suite comprising of a toilet, wash basin, panelled bath, panelled splash backs and there is a window to the rear aspect.

Outside

To the front of the property there is a block paved driveway which provides parking for at least two vehicles. There is shared gated access to the side leading into the rear garden. To the rear of the property there is a gravelled area, a raised decked area and a lovely lawned garden, with established planting. At the foot of the garden there is a useful storage shed with seating area, sleeper edged borders and a central gravelled pathway.



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.

Directions

From Banbury Cross proceed in a Northerly direction and then turn left at the traffic lights onto the Warwick Road. Continue for around half a mile and on reaching the arcade of shops turn right at the roundabout into Ruscote Avenue and then first left into Sinclair Avenue. Take the next right hand turning into Hillview Crescent and then right into Nuffield Drive. Continue to the top of Nuffield Drive and then turn left into Daimler Avenue. The property will be found after a short distance on the right hand side.



Services

All mains services connected. The gas fired boiler is located in the main bedroom storage cupboard.

Local Authority

Cherwell District Council. Tax band B.

Viewing arrangements

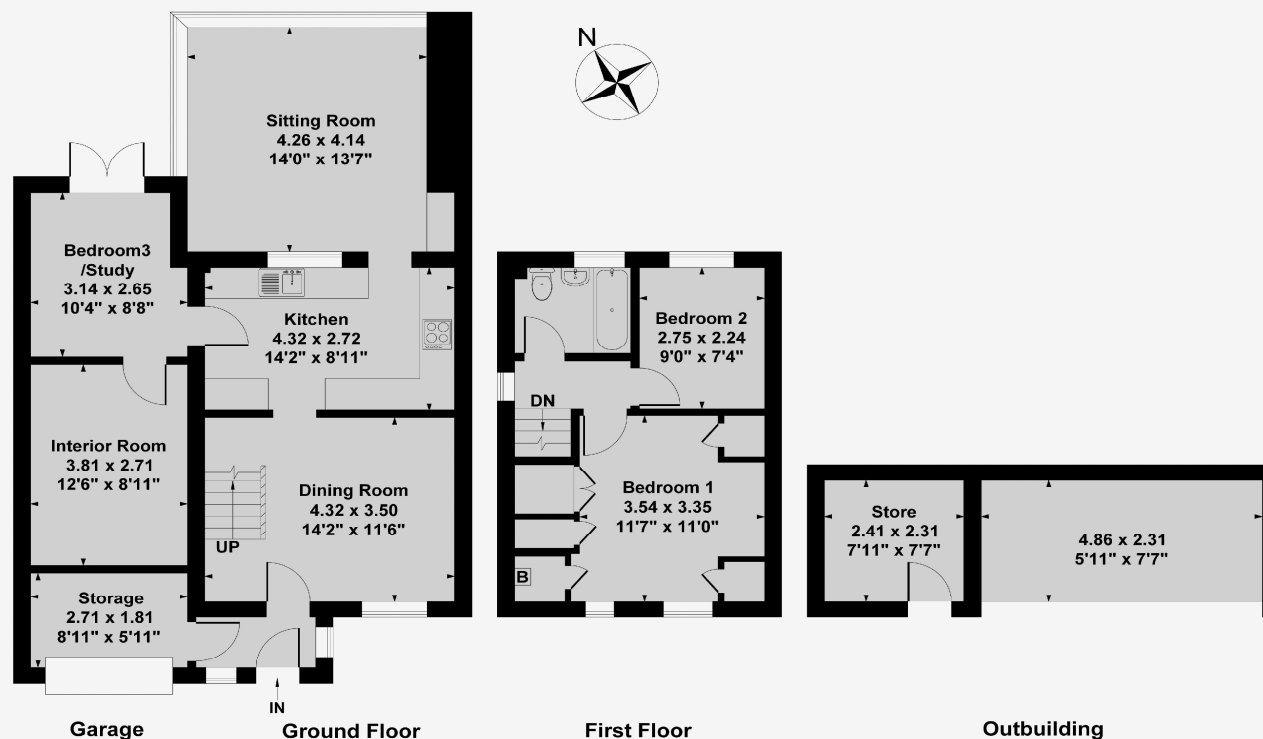
Strictly by prior arrangement with Round & Jackson.

Tenure

A freehold property.

Asking Price: £300,000





Ground Floor Approx Area = 71.87 sq m / 774 sq ft
 First Floor Approx Area = 27.51 sq m / 296 sq ft
 Garage Approx Area = 4.90 sq m / 53 sq ft
 Outbuilding Approx Area = 17.48 sq m / 188 sq ft
Total Area = 121.76 sq m / 1311 sq ft

Measurements are approximate, not to scale,
 illustration is for identification purposes only.

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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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