



Trinity Close  
Banbury



ROUND & JACKSON  
ESTATE AGENTS

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# 13 Trinity Close

Banbury, OX16 0UA

£425,000

A large and very well presented three bedroom detached family home with garage, private rear garden and large driveway and located at the end of a quiet cul-de-sac on the northern side of town.

## The Property

13 Trinity Close, Banbury is a large and very well presented three double bedroom bradstone constructed detached family home with garage, private rear garden and large imprinted concrete driveway and patio. The property is located at the end of a quiet cul-de-sac on the northern side of town and comes to market with no onward chain. The living accommodation is arranged over two floors and is well laid out. On the ground floor there is an entrance hallway, W.C, open plan sitting/dining room, smart insulated conservatory, kitchen/breakfast room, utility room and garage. On the first floor there is a landing, three large double bedrooms and a modern shower room with W.C. Outside to the rear there is a private lawned garden with large patio area and newly installed wooden, covered seating area. To the front there is a large driveway and gravelled garden. We have prepared a floor plan to show the room sizes and layout, some of the main features include:

## Entrance Hallway

Stairs rising to the first floor with doors leading into the ground floor rooms. Two good sized storage cupboards and tiled flooring throughout.

## Sitting/Dining Room

A very large multi purpose room which was formerly two separate rooms. There is a large window to the front aspect and plenty of space for a variety of furniture and a dining table. There are french doors leading into the conservatory and a serving hatch into the kitchen. The whole room has high quality wood effect flooring throughout.

## Conservatory

A really usable room which, in recent years, has had an insulated composite roof fitted and also benefits from modern blinds, tiled flooring and a radiator. There are french doors leading into the garden from here.

## W.C

Fitted with a modern white suite comprising a toilet and wash basin with vanity storage unit beneath. There is a window to the front aspect and tiled flooring throughout.

## Kitchen/Breakfast Room

A spacious kitchen which is fitted with a variety of cream shaker style cabinets with wood effect worktops over. There is a sink and drainer and a range of integrated appliances including a fridge freezer and dishwasher. There is an electric range cooker and extractor hood and serving hatch into the dining room. There is a window to the rear aspect and door leading into a rear lobby with further doors from here leading into the garage and utility room.

## Utility Room

A really useful utility room with a window to the side aspect, space and plumbing for a washing machine and dishwasher and a wall mounted worcester gas fired boiler. Tiled flooring throughout.

## Garage

A single garage with power and lighting and window to the side aspect. There is an up-and-over door leading onto the driveway and an internal door leading into the rear lobby area.

## First Floor Landing

Doors leading to all first floor rooms, large window to the side aspect and cupboard housing the hot water tank with shelving. There is a loft hatch to the roof space which is part boarded with ladder and light.



### Three First Floor Bedrooms

There is a very large double bedroom with fitted wardrobes and window to the front aspect, a second very large double bedroom with window to the rear aspect and a third large double bedroom with built-in wardrobe and window to the rear aspect. The bedroom sizes are a real feature of this property.

### Shower Room And W.C

A large modern shower room which is fitted with a white suite comprising a large walk-in shower, toilet and a wash basin with vanity storage beneath. There is a heated towel rail and a large window to the front aspect with vinyl flooring throughout and modern panelled splash backs.

### Outside

To the rear of the property there is a very private, good sized lawned garden with large imprinted concrete patio area. There is a recently installed covered wooden seating area with power and there is a brick-built barbeque area. There are established trees and shrubs and gated side access leading to the front driveway. To the front of the property there is an impressive imprinted concrete driveway which provides parking for four vehicles. There is a large gravelled section to one side and low level wall fronting the property.

### Directions

From Banbury Cross proceed in a northerly direction via North Bar street and turn left at the cross roads traffic lights into the Warwick road. Continue for approximately one and a half miles passing over two roundabouts and at the traffic lights at the Barley Mow Public house turn left onto the Stratford Road. Take the next left hand turn into Bretch Hill and then the first left into Trinity Close. Take the first turning on the left where number 13 will be found on the left hand side after a short distance.

### 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 utility room.

### Local Authority

Cherwell District Council. Tax band E.

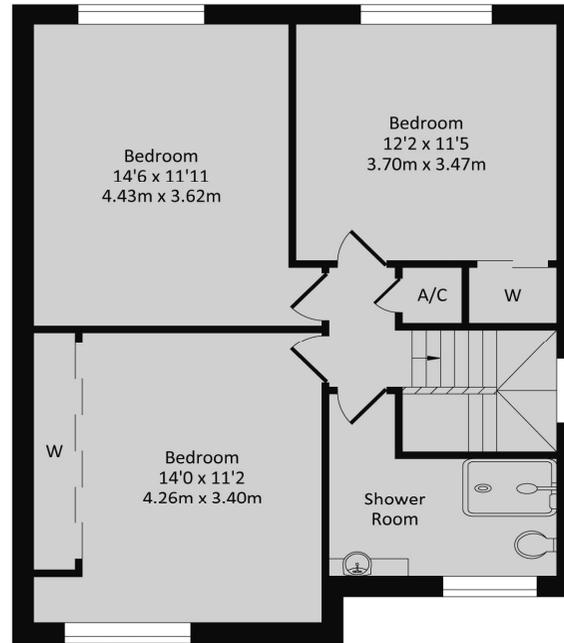
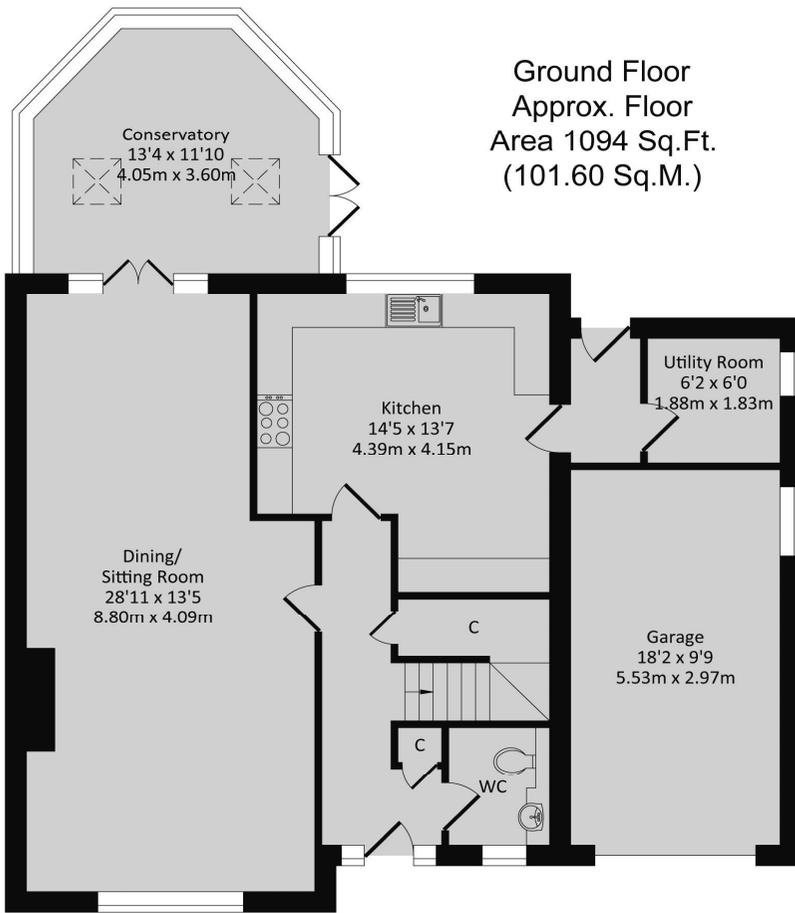
### Viewing arrangements

Strictly by prior arrangement with Round & Jackson.

### Tenure

A Freehold property.





**Total Approx. Floor Area 1772 Sq.Ft. (164.60 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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	<b>A</b>		
81-91	<b>B</b>		92
69-80	<b>C</b>	71	
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		
Not energy efficient - higher running costs			

EU Directive 2002/91/EC  
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