



25 Trinity Close
Banbury, OX16 0UA



ROUND & JACKSON
ESTATE AGENTS





A spacious, detached, three-bedroom bungalow with a good size private rear garden and driveway parking for several vehicles.

The property

25 Trinity close Banbury, is a detached, three-bedroom bungalow with a garage, a good size and very private rear garden and a garage with driveway parking for several vehicles. The property also has a large conservatory and is located on a very quiet cul-de-sac within this popular development on the northern side of town. The property requires updating throughout but does have a modern bathroom, and there is a good amount of very versatile living accommodation throughout. The accommodation is arranged over one floor and is as follows. Entrance porch, large hallway, sitting/dining room, kitchen, conservatory, three-bedrooms, family shower room and a separate W.C. There is a garage and a useful lean-to and also a good size lawned garden to the rear, with many wooden outbuildings. To the front there is driveway parking for several vehicles and a lawned garden. We have prepared a floor plan to show the room sizes and layout, some of the main features include:

Entrance Porch

A good size porch with tiled flooring and a door into the hallway.

Hallway

A large hallway with doors leading to all rooms, storage cupboards with shelving, one of which houses the gas fired boiler and water tank. There is a loft hatch to the rood space and attractive parquet flooring. The loft is partly boarded.

Kitchen

Fitted with a range of cabinets with worktops over an inset ceramic sink with drainer, and there is a window to the front aspect. There are tiled splash backs, space for a cooker and fridge and space and plumbing for a dishwasher. There is a door leading into the garage and good quality vinyl flooring throughout

Sitting Room/Dining Room

Continuation of the Parquet flooring into the dining area. A bright and airy room with a sliding door into the side garden and a window to the side aspect. There is an inset log burning stove and a further sliding door leading into the conservatory.

Conservatory

A really useful addition to the property with an insulated roof and doors leading into the rear garden.

Bedroom One

A large double bedroom with a built-in wardrobe and a window to the front aspect.

Bedroom Two

A large double bedroom with a window to the rear aspect and built-in cupboards.

Bedroom Three

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

Family Shower Room

A family shower room which was re-fitted in recent years and comprising a white suite with a walk-in shower, toilet and wash basin. The shower has a rainfall and hand held shower attachment. There is a heated towel rail and a window to the rear aspect and floor to ceiling tiling.



W.C

A separate W.C fitted with a white suite comprising a toilet and wash basin with vanity storage beneath, and a window overlooking the porch.

Outside

To the rear of the property there is a good size garden with a paved patio adjoining the house with an outside tap, gated access to the front and a very private lawned garden, with established planted borders, shrubs and bushes. There are a number of outbuildings and a pathway running along the bottom of the garden. To the side of the property there is a lean-to which leads into the garage. To the front of the property there is crazy paving driveway with parking for several vehicles, a low retaining wall and a planted flower bed with various shrubs and bushes. There is a pathway leading to the gated access to the side of the property.

Garage

A good size garage with a window to the rear aspect and a door leading into the lean-to. There is space for storage and a boarded roof space and double doors leading onto the driveway. There is also a door leading into the kitchen.

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 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 and then take the next left hand turn on your left where 25 will be found shortly on your right hand side.

Services

All mains services connected. The gas fire boiler is located in the hallway cupboard.

Local Authority

Cherwell District Council. Tax band D.

Viewing arrangements

Strictly by prior arrangement with Round & Jackson.

Tenure

A Freehold property.

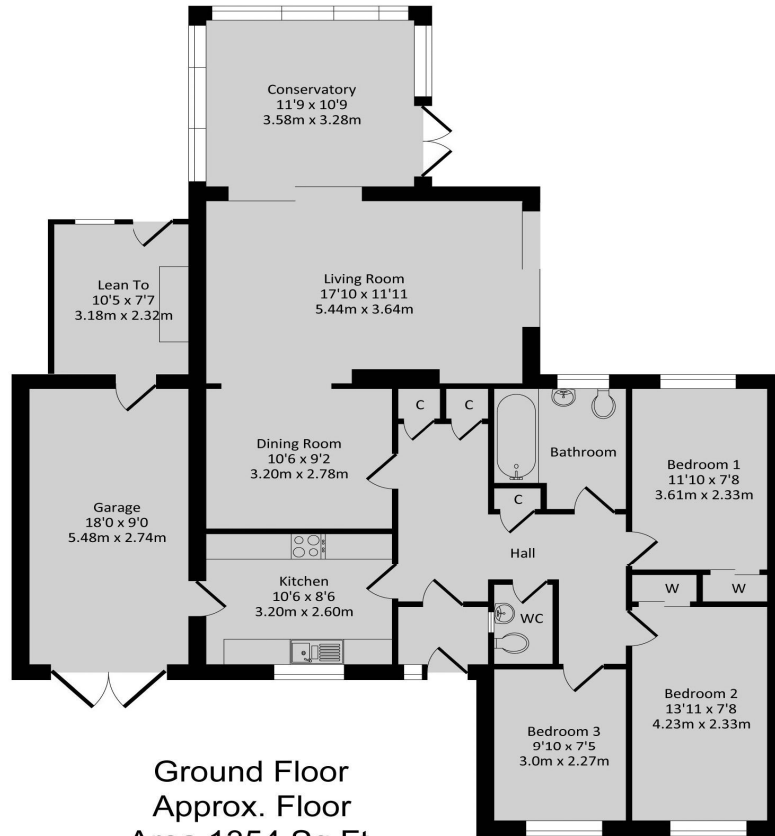
Guide Price: £385,000



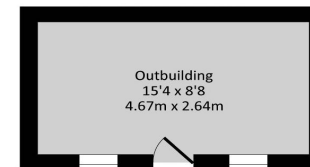
Total Approx. Floor Area 1486 Sq.Ft. (138.10 Sq.M.)

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.



Ground Floor
Approx. Floor
Area 1354 Sq.Ft.
(125.80 Sq.M.)



Outbuilding
Approx. Floor
Area 132 Sq.Ft.
(12.30 Sq.M.)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		

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