



58 Nursery Drive
Banbury, OX16 2NA



ROUND & JACKSON
ESTATE AGENTS





A rather unique and beautifully presented three-bedroom semi-detached house, occupying a wide plot and offering considerably extended accommodation. Features include three reception areas, a recently updated kitchen, modern shower room, large driveway, garage and an attractive landscaped rear garden.

The Property

58 Nursery Drive is a rather unique and beautifully presented three-bedroom semi-detached house, pleasantly situated on a particularly wide plot within this established residential area. The property has been extended to the side at ground-floor level, creating spacious and highly versatile accommodation. The ground floor includes a large entrance hallway, a separate family room, an impressive L-shaped sitting/dining room, a recently updated kitchen and a cloakroom. On the first floor, there are two double bedrooms, a single bedroom and a modern shower room. Outside, the property has a large driveway, a lawned front garden, an attached garage and an attractive landscaped rear garden.

Hallway

A large and welcoming entrance hallway with stairs rising to the first floor and doors providing access to the principal ground-floor rooms. The generous proportions create an excellent first impression and provide plenty of space for coats and shoes.

Sitting/Dining Room

A spacious and impressive L-shaped sitting/dining room featuring a bay window to the front, ample space for a variety of comfortable seating and a generous dining area which is ideal for both everyday family meals and entertaining.

Kitchen

The kitchen has recently been upgraded and is fitted with a range of modern storage units and work surfaces, together with space and connections for appliances. A door provides direct access to the rear garden.

Cloakroom

A useful ground-floor cloakroom fitted with a wash hand basin and WC

First Floor Landing

The landing provides access to all three bedrooms and the shower room. There is also a useful built-in storage cupboard.

Bedroom One

A good-sized double bedroom with a window to the front and a range of fitted wardrobes providing extensive storage.



Bedroom Two

A further double bedroom with windows to the front and side providing plenty of natural light.

Bedroom Three

The third bedroom is a comfortable single room, with a window overlooking the rear garden and a built-in wardrobe.

Shower Room

The modern first-floor shower room is fitted with a contemporary suite comprising a shower enclosure, wash hand basin and WC. A window provides natural light and ventilation.

Outside

The property occupies a notably wide plot with a large driveway providing off-road parking for several vehicles, an area of lawned front garden and access to the attached garage. To the rear is an attractive and thoughtfully landscaped garden, providing a pleasant outside space for relaxing and entertaining.

Garage

An attached single garage measuring approximately 8'6" x 15'3", providing useful secure parking or storage space. A door at the rear leads into the property.



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 (51 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 the Town and many places of historical interest are within easy reach.

Directions

From Banbury Cross proceed North turning left at the first major set of traffic lights into the Warwick Road. Continue passed the Police Station and take the first right hand turn into Foundry Street then continue bearing left into Nursery Drive. Continue and follow the numbering system where the property will be found on the right-hand side.



Services

All mains services connected. The boiler is located in the utility room cupboard.

Local Authority

Cherwell District Council. Tax band D.

Viewing

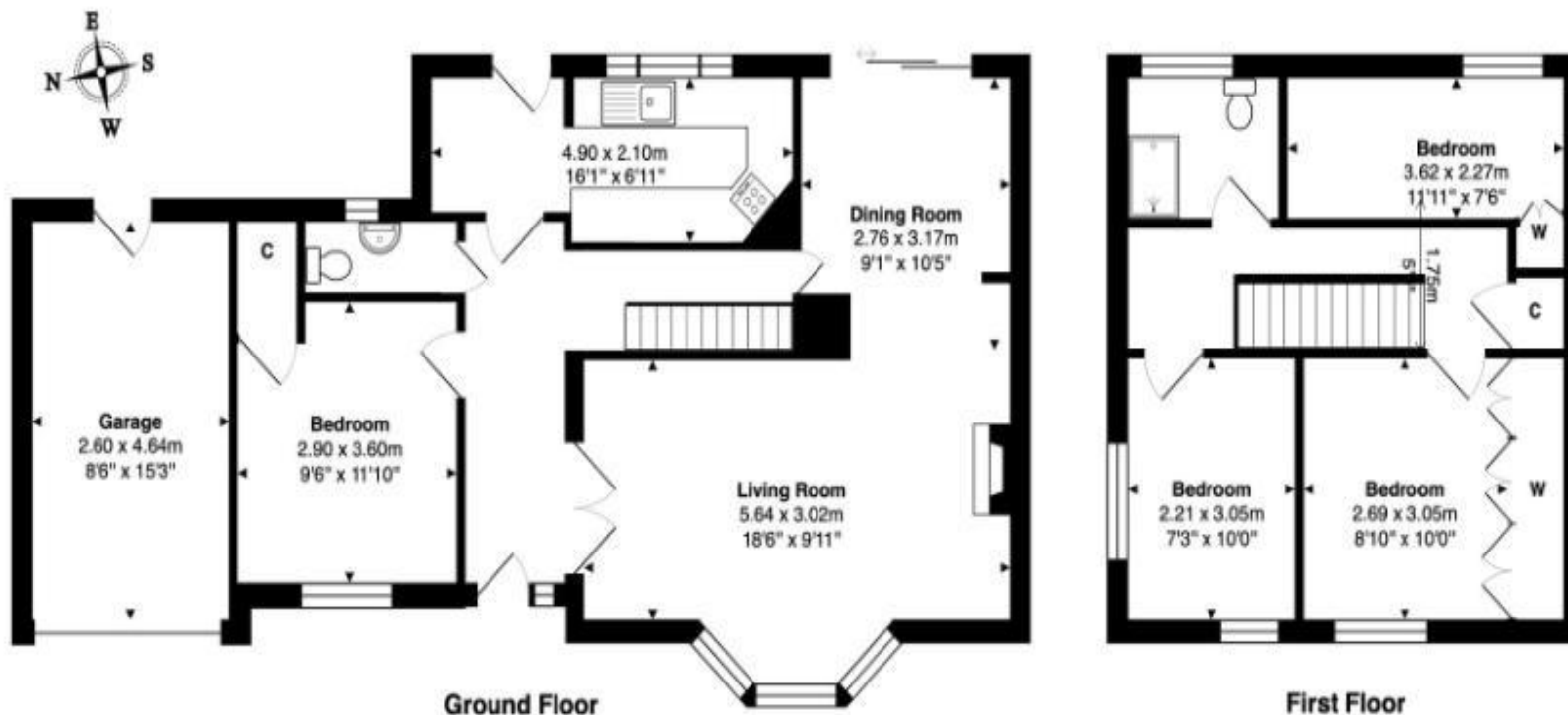
Strictly by appointment with Round & Jackson.

Agents Notes

Identity verification and AML checks In accordance with the Money Laundering Regulations, all purchasers will be required to complete identity verification and Anti-Money Laundering (AML) checks. These checks must be satisfactorily completed before a sale can be progressed following acceptance of an offer.

Asking Price: £385,000





Approx. Gross Internal Area: 96.6 m² ... 1039 ft² (excluding garage)

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 mis-statement. This plan is for illustrative purposes only and should be used as such. Drawn by E8 Property Services. www.e8ps.co.uk



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

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