



45b Bath Road
Banbury



ROUND & JACKSON
ESTATE AGENTS

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45b Bath Road

Banbury, OX16 0TU

£205,000

A one bedroom first floor apartment with spacious accommodation forming part of this Victorian house conversion. The property is situated in a highly regarded and sought after location just a short walk from Banbury town centre and train station.

The Property

45b Bath Road is a spacious apartment which forms part of this Victoria House Conversion and is conveniently situated on a highly regarded street close to Banbury Town Centre and walking distance to Banbury Train Station. This Victorian House was converted into two apartments and benefits from having a large private garden which is approximately 75 feet long and parking for one vehicle. The apartment is located on the first floor with it's own private hallway and has a large sitting room, kitchen/diner, one double bedroom and a main family bathroom. We have prepared a floorplan to show the room sizes and layout. Some of the main features include:

Entrance Hallway

A private entrance hallway with stairs rising to the first floor.

First Floor Landing

A spacious landing with doors leading to all accommodation and a large built in storage cupboard.

Sitting Room

A spacious and bright sitting room with 2 large windows to the front aspect. This room has potential to be split into two bedrooms with doors leading in from the hallway creating a two bedroom apartment with the sitting room to the rear (this would be subject to Building Regulations).

Bedroom One

A good size double bedroom with a window to the rear aspect overlooking the garden.

Family Bathroom

A large family bathroom fitted with a white suite comprising a panelled bath, toilet and wash basin with white vinyl flooring throughout and tiled splashbacks. High level window to the rear aspect.

Kitchen

A large, bright kitchen located at the rear of the apartment which is fitted with wooden fronted eye level units, base cabinets and drawers with work surfaces over, inset sink and drainer and tiled splashback. There is space for a washing machine, tumble dryer, cooker, freestanding fridge freezer and ample space for a dining table and chairs. There is a window to the side and rear aspect and a door out to a set of steps which leads you down to the garden.

Outside

To the rear of the property there is a large paved private garden which is approximately 75 feet in length with gravelled areas and established shrubs. There is a wooden shed and a gate at the foot of the garden which provides access to one parking space.

Directions

From Banbury Cross proceed in a westerly direction on West Bar Street and continue on the Broughton Road. After passing the College on your right take the next turning on the right into Bath Road. Follow the bend to the right and the property will be found on your right 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 Glow-worm gas fired boiler can be found in the kitchen.

Local Authority

Cherwell District Council. Tax band A.

Tenure

Share of freehold to be confirmed on completion. A 999 year lease and a service charge of approximately £1000 per annum (all to be confirmed).

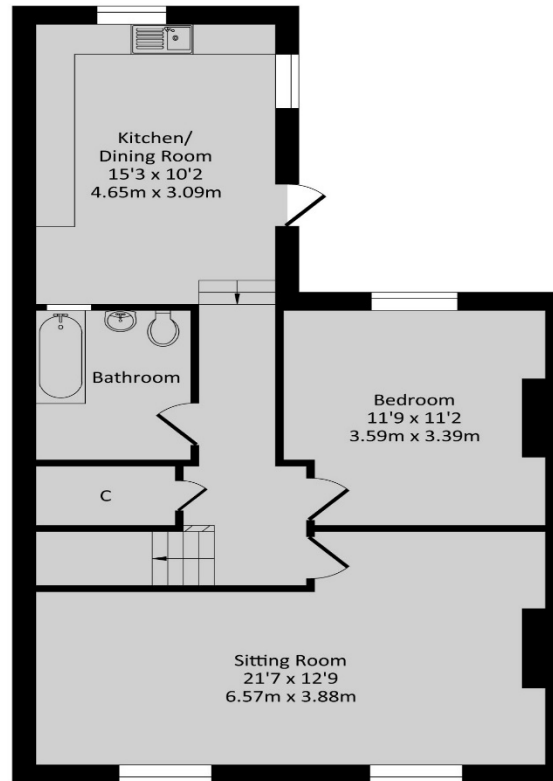
Viewing arrangements

Strictly by appointment with Round & Jackson.



Ground Floor
Approx. Floor
Area 25 Sq.Ft.
(2.30 Sq.M.)

First Floor
Approx. Floor
Area 693 Sq.Ft.
(64.40 Sq.M.)



Total Approx. Floor Area 718 Sq.Ft. (66.70 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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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