



Queens Road
Banbury

ROUND &
JACKSON
FOR SALE



ROUND & JACKSON
ESTATE AGENTS



54 Queens Road

Banbury, Oxon, OX16 0ED

£225,000

A charming two bedroom Victorian house located on this sought after road close to Peoples Park and the town centre.

The Property

54 Queens Road, Banbury is a characterful mid terraced brick built Victorian house which is located in a convenient and popular area within easy walking distance of the town centre and close to People's Park. The property has a range of modern kitchen and bathroom fittings, two well proportioned bedrooms and lovely open plan living accommodation complemented by exposed wood flooring and a Victorian style cast iron fireplace. There is a south facing garden to the rear which is laid to lawn.

We have prepared a floorplan to show the room sizes and layout. Some of the main features include:

Porch

Entrance porch giving access to the sitting/dining room.

Sitting/Dining Room

A lovely open plan room with a Victorian style cast iron fireplace with gas living flame fire, picture rails, radiator, exposed wooden floor.

Kitchen

Fitted kitchen with a range of base and eye level white units incorporating a built-in oven, four ring gas hob and extractor, oven, quarry tiled floor, radiator and door to the rear garden. Space for a fridge/freezer and washing machine.

Bathroom

Re-fitted ground floor bathroom with a white suite comprising fully tiled shower cubicle, wash hand basin and WC, heated towel rail/radiator, ceramic tiled floor, window.

Bedroom One

A double room with exposed floorboards, Victorian cast iron fireplace, picture rails.

Bedroom Two

A well proportioned second bedroom with door to built-in cupboard housing a wall mounted gas fired boiler.

Outside

Rear garden comprising a block paved patio, lawn and borders. There is a pedestrian right of way across the garden in favour of neighbouring properties and similarly there is a pedestrian right of way in favour of the subject property across the neighbouring property.

Directions

From Banbury Cross proceed in a westerly direction via West Bar into the Broughton Road. Having passed the college, take the first turning on the right into Bath Road. Follow the road until People's Park will be found on the right hand side, continue around the left hand bend and take the first left into Queens Road. The property will be found after a short distance on the left hand side.

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 and many places of historical interest are within easy reach.

Services

All mains services connected.

Local Authority

Cherwell District Council. Tax band B.

Viewing Arrangements

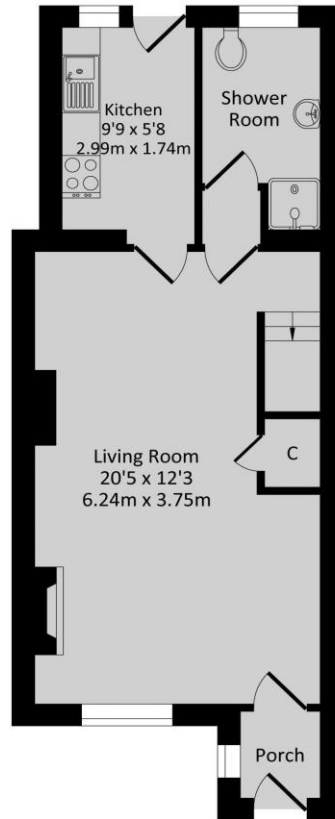
Strictly by prior arrangement with Round & Jackson.

Tenure

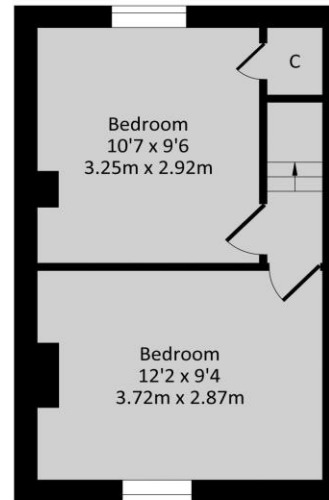
A freehold property.



Ground Floor
Approx. Floor
Area 378 Sq.Ft.
(35.16 Sq.M.)



First Floor
Approx. Floor
Area 252 Sq.Ft.
(23.40 Sq.M.)



Total Approx. Floor Area 630 Sq.Ft. (58.56 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		91 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

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Property Misdescriptions Act 1991: The Agents have not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her professional buyer. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their solicitor. You are advised to check the availability of any property before travelling any distance to view.