



West Street
Banbury



ROUND & JACKSON
ESTATE AGENTS



15 West Street

Banbury, Oxon, OX16 3HA

£299,950

A beautifully presented three bedroom Victorian house with a great wealth of character combined with contemporary modern fittings, located close to the train station and town centre. The property has a garage/workshop to the rear.

The Property

15 West Street, Banbury is a beautiful Victorian property which is conveniently located close to the town centre, the train station and has easy access to the M40. The property is very well presented throughout and has been sympathetically updated within recent years, retaining many of the original period features combined with high quality kitchen and bathroom fittings. On the ground floor there is an entrance hallway, two adjoining reception rooms, a modern kitchen and a refitted bathroom. On the first floor there is a landing with storage space, three good sized bedrooms and a cloakroom/WC. To the front of the property there is a small garden with attractive paving and a pathway to the front door. To the rear there is a private garden which extends to approximately 50 feet in length and is predominantly laid to lawn with gravelled seating area and flower and plant borders. At the foot of the garden there is a timber garage/workshop which is accessed from the rear via Brunswick Place.

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

Entrance Hallway

Main entrance door to front, wooden flooring stairs to first floor, low level lighting, doors to the sitting room and dining room.

Sitting Room

Located to the front with a bay window, an open fireplace, wood flooring, ceiling cornices, picture rails and a large opening to the dining room.

Dining Room

A large dining room with wood flooring, a window to the rear, an open fireplace, recessed storage cabinets and shelving, ceiling cornices, an understairs storage cupboard and direct access to the kitchen.

Kitchen

The kitchen has recently been refitted to a high standard with a range of modern cabinets and drawers with Quartz worksurfaces, an inset sink and an induction hob with an extractor fan over. Integrated appliances include an oven, fridge/freezer, washing machine and dishwasher. Attractive tiled flooring, door and window to the side.

Bathroom

Fitted with a modern suite comprising a panelled bath with a shower over, a wash hand basin and WC with vanity unit. Attractive tiling and a heated towel rail.

First Floor Landing

Hatch to the loft space, useful storage cupboard and doors to all first floor accommodation.

Bedroom One

A spacious double bedroom with high ceilings, two windows to the front and bespoke cupboards and cabinets.

Bedroom Two

A double room with high ceilings and a window to the rear.



Bedroom Three

A good sized room with a window to the rear.

Cloakroom

Wash hand basin and WC.

Outside

To the front of the property there is a small enclosed garden with attractive paving and a pathway to the front door. To the rear there is a walled garden which extends to approximately 50 feet in length and is predominantly laid to lawn with gravelled seating area and flower and plant borders. At the foot of the garden there is a timber garage/workshop which is accessed from the rear via Brunswick Place. There is a right of way to cross the neighbouring property to access to the front.

Garage/Workshop

Located at the foot of the garden, a timber garage/workshop with power and light connected, double doors to the rear and a personal door to the garden.

Directions

From Banbury town centre proceed in an easterly direction via Bridge Street and continue into Middleton Road. Turn left at the mini roundabout into West Street where the property will be seen on your 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.

Tenure

A freehold property.

Viewing Arrangements

By Prior arrangement with Round & Jackson.



Garage
Approx. Floor
Area 227 Sq.Ft.
(21.10 Sq.M.)

Ground Floor
Approx. Floor
Area 502 Sq.Ft.
(46.60 Sq.M.)

First Floor
Approx. Floor
Area 452 Sq.Ft.
(42.0 Sq.M.)



Total Approx. Floor Area 1181 Sq.Ft. (109.70 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	Potent
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

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