



Beargarden Road  
Banbury



ROUND & JACKSON  
ESTATE AGENTS



# 9 Beargarden Road

Banbury, Oxon, OX16 9PJ

£275,000

A characterful and unique Victorian townhouse with accommodation arranged over four floors which is located in a very central position within Banbury town centre on this highly regarded road.

## The Property

9 Beargarden Road is a unique characterful Victorian house which is conveniently located close to the town centre on a highly regarded road. The well presented accommodation is arranged over four floors and there is a private courtyard garden to the rear. On the ground floor there is a sitting room and a re-fitted modern kitchen and on the lower ground floor level there is a bedroom with a door opening onto the garden and a useful snug area. On the first floor there is a large double bedroom and a large family bathroom and on the second floor there is a further good sized double bedroom with a vaulted ceiling. We have prepared a floor plan to show the room sizes and layout, some of the main features include:

## Sitting Room

Main entrance door to front, open fire place, stairs to first floor and doorway leading to downward staircase and kitchen.

## Kitchen

Recently re-fitted kitchen/breakfast room with a range of modern eye level base units and drawers with work surfaces over, housing a five ring gas hob with an extractor fan over and an oven beneath. Sink and draining board, space and plumbing for a washing machine and space for a fridge/freezer, window to the rear.

## Bedroom Three

On the lower ground floor there is a spacious bedroom with a door and window opening onto the garden. Located just off the dining room there is a useful snug area.

## First Floor Landing

Doors to bedroom one and family bathroom, stairs leading to the second floor.

## Master Bedroom

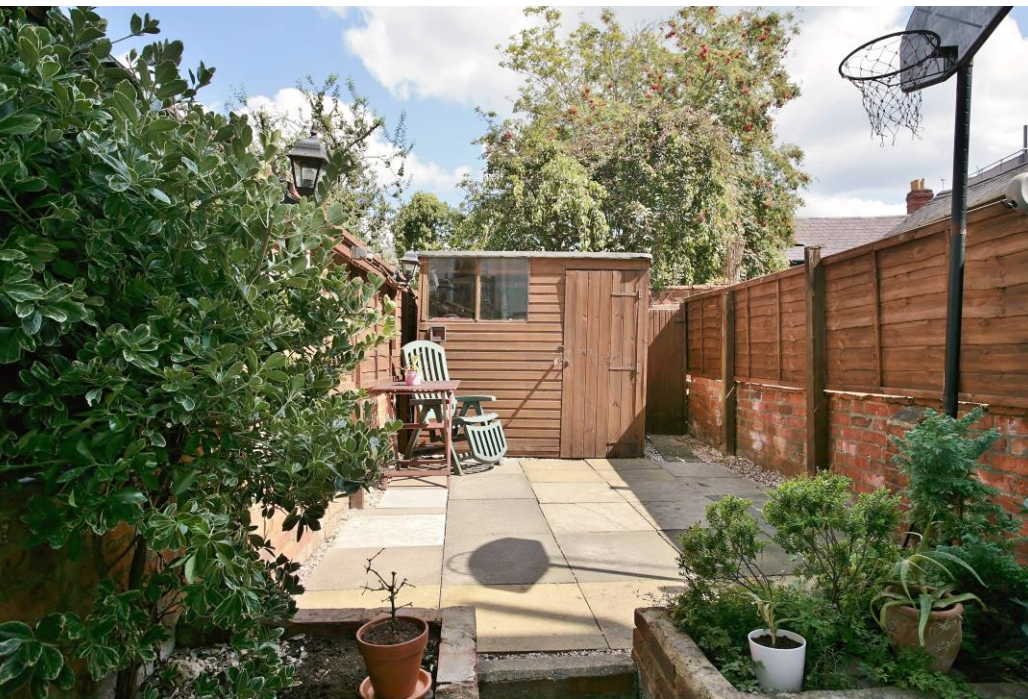
A spacious double bedroom with a window to the front.

## Family Bathroom

A very spacious bathroom fitted with a modern white suite comprising a panelled bath with a shower over, W.C and wash hand basin. There are built in wardrobes and cupboards to the one side which provide excellent storage with space and plumbing for a washing machine and tumble dryer within.

## Bedroom Two

Located on the second floor an incredibly spacious room with windows to the front and rear and a high vaulted ceiling.



### Outside

To the rear of the property there is a pleasant courtyard garden which extends to approximately thirty feet in length. It is predominantly paved and has flower and plant borders and there is a large wooden shed to remain. There is a gate at the rear of the garden which gives access to a passage way which runs across the back of the terrace and leads back onto Beargarden Road via a set of wooden gates.

### Directions

From Banbury Cross proceed via South Bar Street then turn immediately right into Crouch Street. Continue to the end of the road then turn left into Beargarden Road where the property will be seen on your left 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 (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.

### Parking

Permit parking on street. Maximum of two permits per household. Expected cost of permit is £66 per annum.

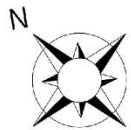
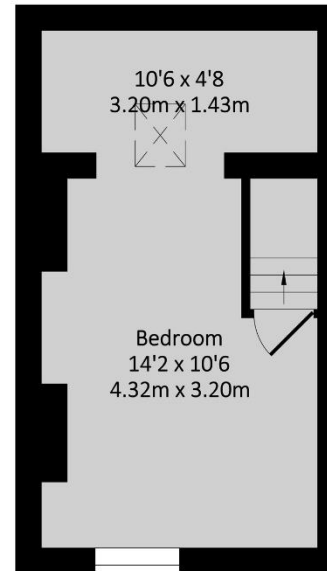
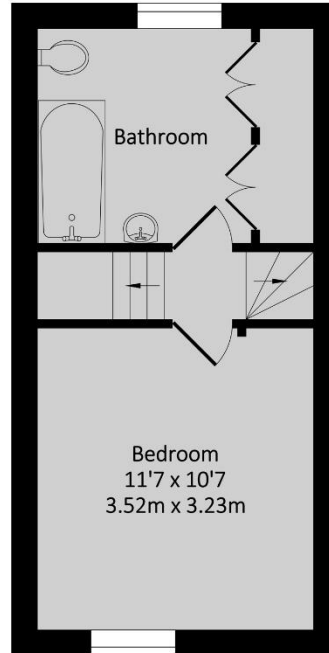
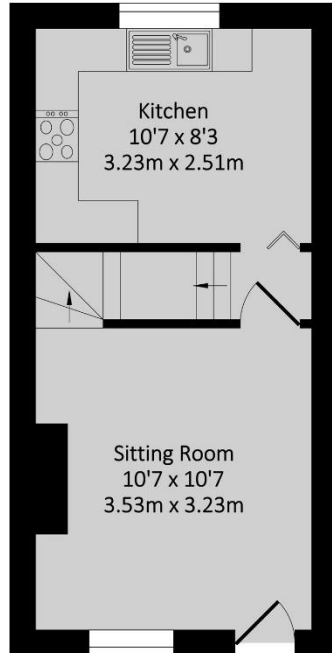
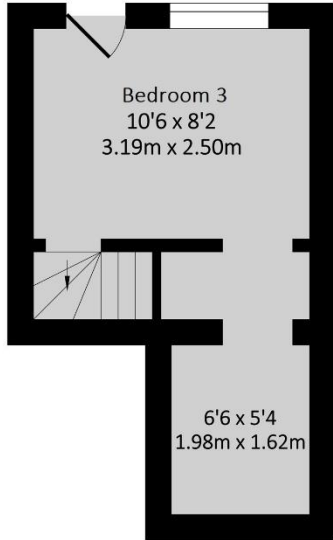


Lower Ground Floor  
Approx. Floor  
Area 158 Sq.Ft.  
(14.67 Sq.M.)

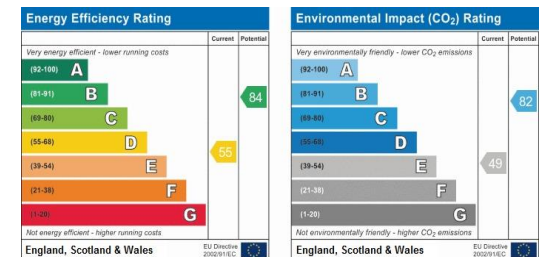
Ground Floor  
Approx. Floor  
Area 244 Sq.Ft.  
(22.70 Sq.M.)

First Floor  
Approx. Floor  
Area 244 Sq.Ft.  
(22.70 Sq.M.)

Second Floor  
Approx. Floor  
Area 210 Sq.Ft.  
(19.54 Sq.M.)



Total Approx. Floor Area 857 Sq.Ft. (79.61 Sq.M.)  
All items illustrated on this plan are included in the "Total Approx Floor Area"



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