



92 Broughton Road  
Banbury, Oxon, OX16 9QQ



ROUND & JACKSON  
ESTATE AGENTS





**A unique and beautifully presented three bedroom Victorian town house with many character features and flexible living accommodation arranged over three floors. The property is located within close proximity of the town centre and has lovely landscaped garden.**

#### The property

92 Broughton Road, Banbury is unique Victorian property which is conveniently located close to the town centre on this highly regarded street. The property has many character features, is beautifully presented throughout and has flexible accommodation arranged over three floors. On the ground floor there is a sitting room and a double bedroom which could be used as an additional reception room if required. On the lower ground floor level there is a superb, open plan kitchen/dining room with double doors to the rear garden, a lobby area and a modern family bathroom. On the first floor there are two double bedrooms both having en-suite shower rooms. To the rear of the property there landscaped garden with a large shed/workshop. We have prepared a floorplan to show the room sizes and layout. Some of the main features include:

#### Sitting Room

Main door and window to the front, fireplace with recessed shelving and cabinetry.

#### Bedroom Three

A double room with a fitted wardrobe and a window to the rear. This room could be used as a reception room if required.

#### Kitchen/Dining Room

Located on the lower ground floor with a beamed ceiling, tiled flooring and double doors to the rear garden. The kitchen is fitted with modern eye level cabinets and shelving, base units and drawers with work surfaces over and a one and a half sink and drainer. Integrated fridge and freezer and space for a dishwasher and washing machine. There is ample space for a seating area and a table and chairs. Pantry and a window to the front.

#### Lobby

Leading to the family bathroom with a cupboard housing the boiler.

#### Bathroom

Fitted with a modern suite comprising a shower bath, a wash hand basin and W.C. Attractive tiling, window to the side, radiator,

#### Bedroom One

A double room with a window to the front, a double wardrobe, a fireplace and an en-suite shower room. Hatch to large loft space.

#### Bedroom Two

A double room with a window to the rear, a fitted wardrobe and an en-suite shower room.

#### Outside

To the front of the property there is a gravelled garden with a path to the front door. To the rear there is a large garden which is pleasantly landscaped and laid to lawn with two paved patios and a large shed/workshop. Gated access to rear passage giving access to Gilkes Yard.



#### 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.

#### Directions

From Banbury Cross proceed in a westerly direction via West Bar Street and continue into the Broughton Road. Continue past the College and the turn for Bath Road and Gilkes Yard where the property will be found on your right.

#### 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.

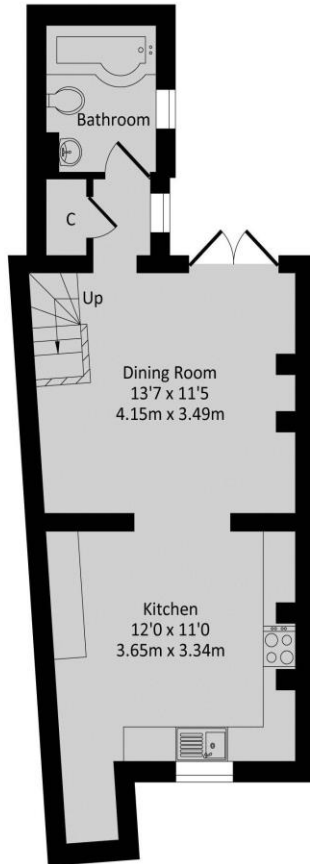
#### Additional Information

The entire main roof was replaced in 2020.

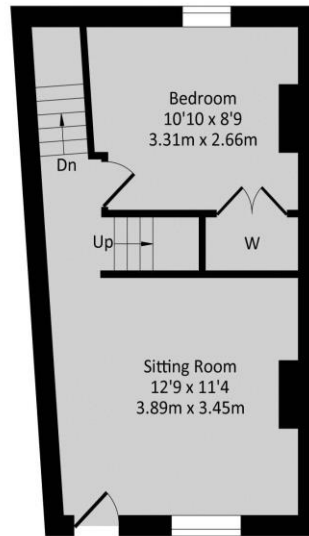
**Asking Price £335,000**



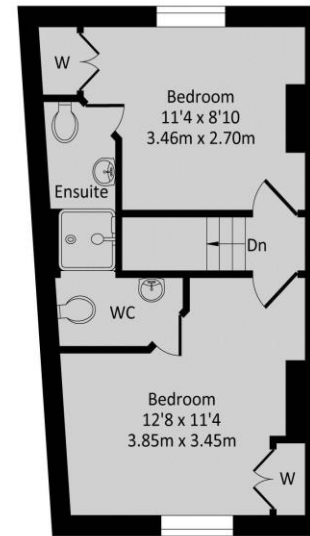
Lower Ground Floor  
Approx. Floor  
Area 375 Sq.Ft.  
(34.80 Sq.M.)



Ground Floor  
Approx. Floor  
Area 298 Sq.Ft.  
(27.70 Sq.M.)



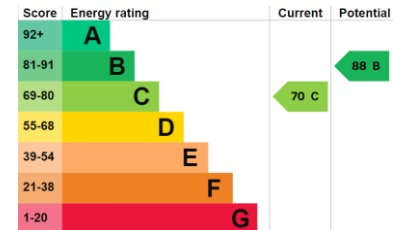
First Floor  
Approx. Floor  
Area 298 Sq.Ft.  
(27.70 Sq.M.)



Total Approx. Floor Area 971 Sq.Ft. (90.20 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.



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