



Gatteridge Street
Banbury



ROUND & JACKSON
ESTATE AGENTS



12 Gatteridge Street

Banbury, Oxon, OX16 5DJ

£245,000

A spacious Victorian townhouse with accommodation arranged over three floors and a large basement, conveniently located within the town centre.

The Property

12 Gatteridge Street, Banbury is a three bedroom Victorian town house which is conveniently located within the town centre and within walking distance of the train station. The property has spacious accommodation arranged over three floors and also a large basement which provides useful storage or could be converted into additional accommodation, subject to relevant approvals. On the ground floor there are two open reception rooms and a good sized kitchen/breakfast room. On the first floor there is a double bedroom and a very large bathroom and on the second floor there are two further double bedrooms. There is a small and easy to maintain courtyard garden to the rear.

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

Entrance Hallway

Main entrance door to the front and stairs to first floor and door to the sitting/dining room.

Sitting and Dining Room

Open plan reception rooms with ample space for living and dining furniture, a window to the front, a fireplace and a door to the kitchen/breakfast room.

Kitchen/Breakfast Room

Fitted with wood fronted eye level cabinets and base units and drawers with work surfaces over and an inset sink and draining board. Space for a cooker with extraction hood over, space for a washing machine and dishwasher, integrated fridge and freezer. Door to the rear, space for table and chairs.

First Floor Landing

Doors to all first floor accommodation and stairs to the second floor.

Bedroom One

A large double room with a window to the front.

Family Bathroom

Very large room with a panelled bath, a wash hand basin and W.C. Window to the rear.

Second Floor Landing

Hatch to loft space doors to bedrooms.

Bedroom Two

A large double bedroom with a window to the front.

Bedroom Three

A double room with a window to the rear.

Basement

A useful basement ideal for storage and which could be converted into additional accommodation subject to relevant permissions.

Outside

To the rear of the property there is a small walled courtyard.

Directions

From Banbury Cross proceed via the High Street and continue into George Street. Turn Right at the crossing into Newland Road then continue to the next crossroads where Gatteridge Street will be found on your left. No 12 will be found on your right 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 (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.

Local Authority

Cherwell District Council. Tax band B.

Tenure

A freehold property.

Viewing Arrangements

By Prior arrangement with Round & Jackson.

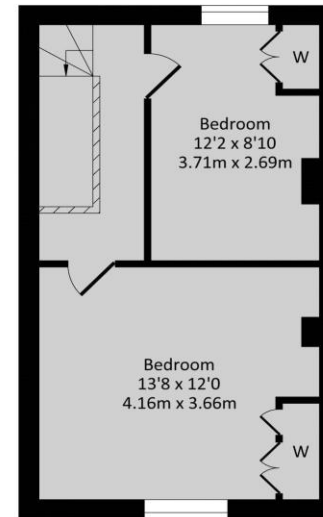
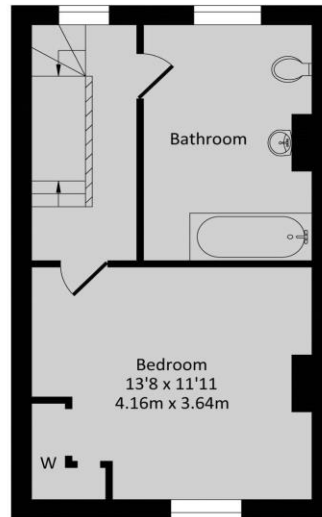
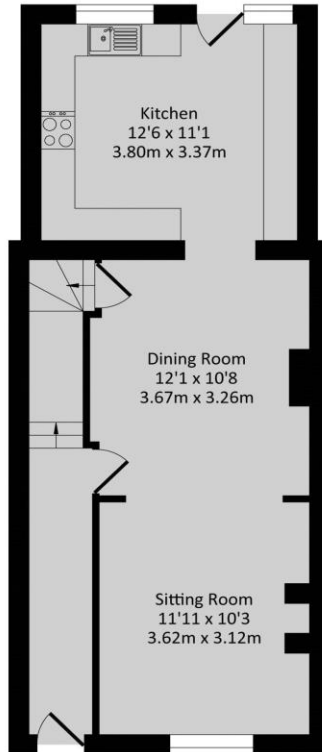
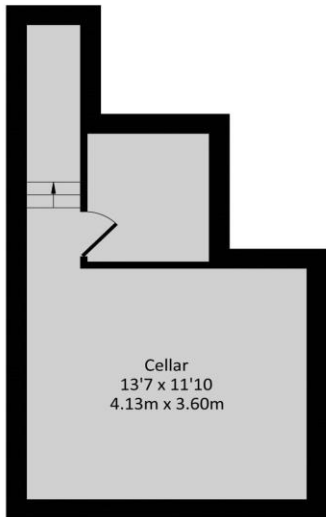


Cellar
Approx. Floor
Area 237 Sq.Ft.
(22.0 Sq.M.)

Ground Floor
Approx. Floor
Area 481 Sq.Ft.
(44.70 Sq.M.)

First Floor
Approx. Floor
Area 330 Sq.Ft.
(30.70 Sq.M.)

Second Floor
Approx. Floor
Area 330 Sq.Ft.
(30.70 Sq.M.)



Total Approx. Floor Area 1378 Sq.Ft. (128.10 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		86 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

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