



19 West Street
Banbury



ROUND & JACKSON
ESTATE AGENTS



19 West Street

Banbury, Oxon, OX16 3HA

£340,000

A beautiful and spacious Victorian four bedroom house with many period features and provides off road car parking. Located close to the train station, town centre and local amenities.

The Property

19 West Street, Banbury is an exceptional example of a Victorian property with an abundance of character from the original features including a bay window to the front reception room, stained glass windows, beautiful fire places. The property is conveniently located close to the train station, local amenities, and easy access to the M40. The accommodation is spacious and arranged over three floors with two reception rooms, a kitchen and a study on the ground floor. On the first floor there are two large double bedrooms, a single bedroom and a family bathroom. The current vendors have converted the attic in recent years to provide a fourth bedroom and a shower room. To the front of the property there is a small garden with established hedges and shrubs and attractive paving. To the rear there is a beautiful, private garden. There is gated access that leads to the parking area can be 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 to the front, wooden flooring throughout, doors to sitting room, dining room and kitchen, stairs to first floor and a useful understairs storage cupboard.

Sitting Room

A spacious reception room with a bay window to the front, the original fireplace with wood burner and ceiling cornices.

Dining Room

A continuation of the wooden flooring, a central original fireplace and double doors leading to the rear garden.

Kitchen

A lovely light kitchen with a range of white fronted shaker style cabinets with work surfaces over, space and plumbing for a washing machine, dishwasher, fridge, freezer and a free standing oven. There is a Belfast sink, a window to the side aspect and beautiful stained glass windows. There is a door which leads to the rear lobby and provides access to the study and rear garden.

Study

An ideal place to work from home with wood effect flooring, electric heating and windows to the front, side and rear.

First Floor Landing

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

Bedroom One

A spacious double bedroom with high ceilings, a feature fireplace, two sash windows to the front aspect and a useful understairs storage cupboard.

Bedroom Two

A double room with high ceilings, a feature fireplace and a sash window to the rear aspect.

Bedroom Three

A good sized room with a sash window to the rear aspect.



Family Bathroom

Fitted with a white suite comprising a P shaped panelled bath with a shower over, WC, wash hand basin and vanity unit. There is a window and Velux style window to the side aspect and attractive floor to ceiling tiling.

Bedroom Four

A double bedroom with two Velux style windows to the rear aspect, sloping ceilings and eaves storage.

Shower Room

Wash hand basin, WC, shower cubicle, a bisque style radiator, attractive tiling and a Velux style window to the rear aspect.

Outside

To the front of the property there is a small garden with established hedges and shrubs and attractive paving. To the rear there is a very private and beautifully presented garden which extends to approximately fifty feet in length and established shrub, hedge and tree borders. At the foot of the garden is a gate which gives access to the gravelled driveway that provides parking for one vehicle which can be accessed via Brunswick Place.

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

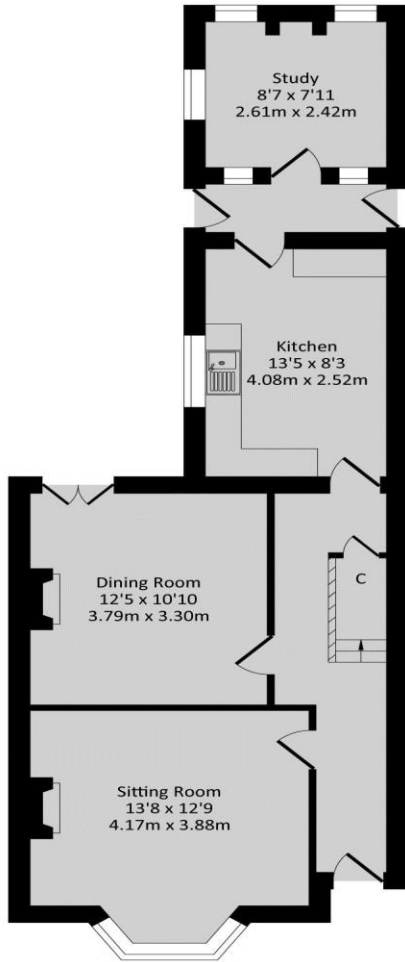
Cherwell District Council. Tax band B.

Viewing Arrangements

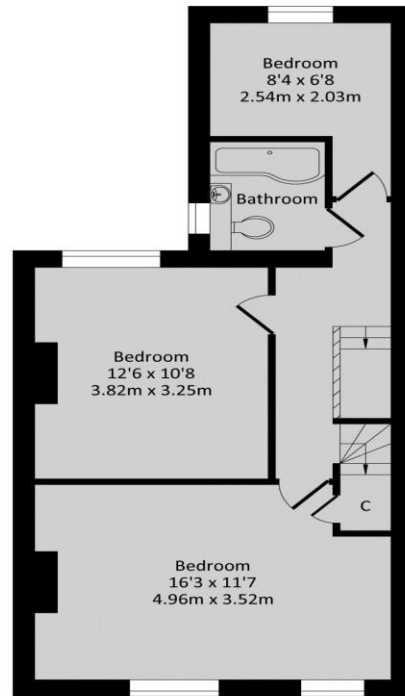
By Prior arrangement with Round & Jackson.



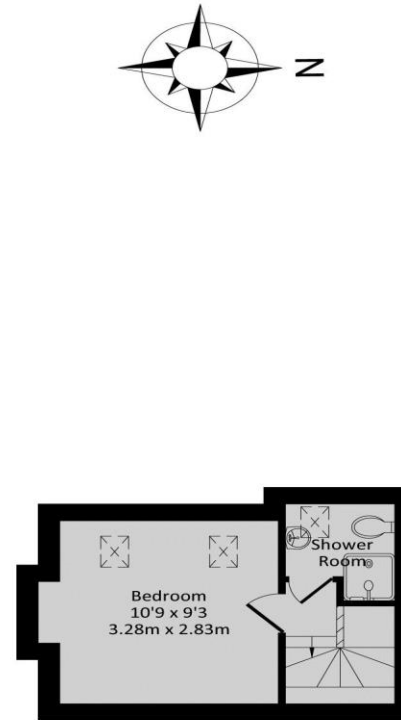
Ground Floor
 Approx. Floor
 Area 628 Sq.Ft.
 (58.30 Sq.M.)



First Floor
 Approx. Floor
 Area 513 Sq.Ft.
 (47.70 Sq.M.)



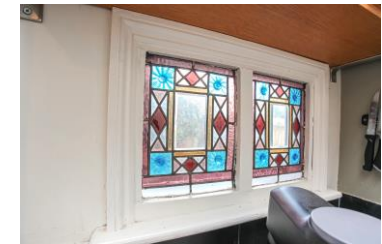
Second Floor
 Approx. Floor
 Area 173 Sq.Ft.
 (16.10 Sq.M.)



Total Approx. Floor Area 1314 Sq.Ft. (122.10 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		
69-80	C		78 C
55-68	D		
39-54	E	43 E	
21-38	F		
1-20	G		

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