



58 Kings Road
Banbury



ROUND & JACKSON
ESTATE AGENTS



58 Kings Road

Banbury, Oxon, OX16 0DJ

£250,000

A charming two bedroom house with a large rear garden and well presented accommodation, located in this popular neighbourhood in easy reach of the town centre, amenities and schooling. Offered for sale with no onward chain.

The Property

58 Kings Road, Banbury is a well presented terraced house which is located within this well regarded neighbourhood on the edge of the town centre and therefore in easy reach of local amenities, transport links and schooling. The property is arranged over two floors and is available for sale with no onward chain to aid a smooth completion. On the ground floor there is an entrance hallway, sitting room and the kitchen which is to the rear. On the first floor there are two double bedrooms and a spacious family bathroom. There is a small enclosed garden to the front of the property and to the rear there is a large garden which extends to approximately 100ft in length with a useful outbuilding. We have prepared a floorplan to show the room sizes and layout. Some of the main features include:

Entrance Hallway

Stairs rising to the first floor and door to the sitting room.

Sitting Room

A light and pleasant reception room with recessed shelving, a central fireplace, window to the front aspect and a useful understairs storage area.

Kitchen/Diner

Fitted with a range of cream shaker style cabinets, base units and drawers with work surfaces over, inset sink and draining board, tiled splash backs and a window and door to the rear aspect. There is an integrated single oven with a four ring gas hob above with extractor hood over, space and plumbing for a washing machine and fridge freezer. There is ample space for dining furniture and tiled flooring throughout.

First Floor Landing

Doors to first floor accommodation and hatch to loft space.

Bedroom One

A spacious double bedroom with a single built in wardrobe, window to the front aspect and recessed shelving.

Bedroom Two

A double bedroom with a window and Velux style window to the rear aspect which provides lots of natural light.

Family Shower Room

Fitted with a double walk in shower with modern tiled splashbacks, wash hand basin and W.C. Window and Velux style window to the rear aspect.

Outside

To the front of the property there is a small, enclosed garden with established flower beds. The rear garden is a particular feature as it extends to approximately 100ft in length and is predominantly laid to lawn with established trees, flower and shrub beds and borders. There is a useful outbuilding with double doors providing useful storage.

Directions

From Banbury Cross proceed along West Bar and into the Broughton Road. Turn right into Bath Road, take the third left for Kings Road and the property is located after a short distance on the 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. The gas fired boiler is located in the kitchen.

Local Authority

Cherwell District Council. Tax band A.

Viewing arrangements

Strictly by prior arrangement with Round & Jackson

Tenure

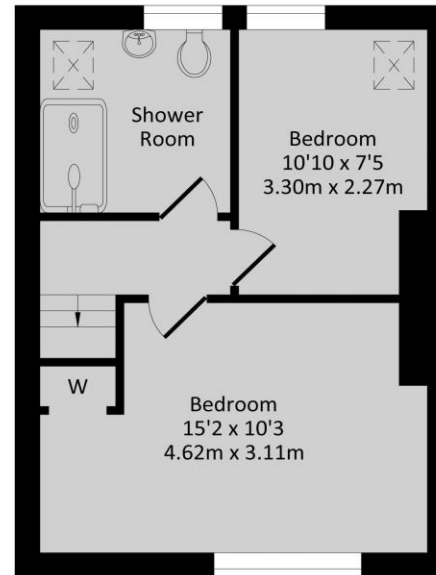
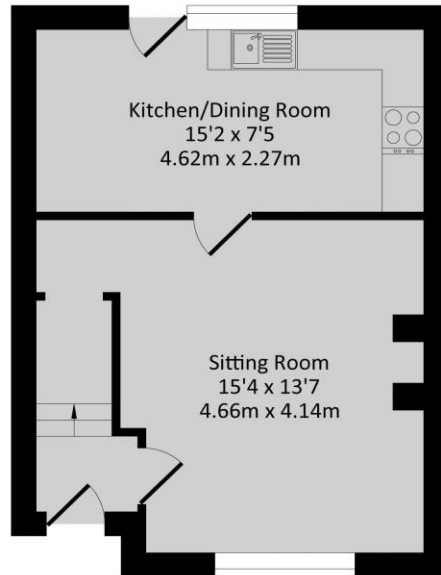
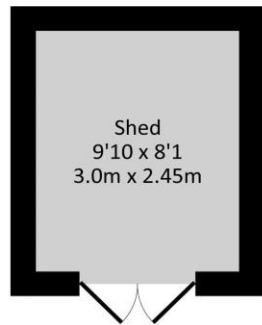
A freehold property.



Shed
Approx. Floor
Area 79 Sq.Ft.
(7.30 Sq.M.)

Ground Floor
Approx. Floor
Area 320 Sq.Ft.
(29.70 Sq.M.)

First Floor
Approx. Floor
Area 326 Sq.Ft.
(30.30 Sq.M.)



Total Approx. Floor Area 725 Sq.Ft. (67.30 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		91 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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