



Queens Road  
Banbury



**ROUND & JACKSON**  
ESTATE AGENTS



# 62 Queens Road

Banbury, OX16 0ED

£350,000

A substantial Victorian town house located in a desirable neighbourhood close to Peoples Park and the town centre.

## The Property

62 Queens Road is a spacious three storey town house in a popular residential area of largely Victorian homes. The accommodation has been extended on the ground floor to provide an entrance porch, sitting room, dining room with open plan access to the kitchen extension, a ground floor shower room and conservatory. The four bedrooms and family bathroom are arranged over the two upper floors. There is an established garden to the rear and on street parking to the front.

## Entrance Porch

With sliding door to the front and further timber and glazed door to;

## Sitting Room

A pleasant reception room with a bay window to the front and a fireplace with an exposed brick chimney breast, engineered oak flooring, door to

## Dining Room

An open plan room with direct access to the kitchen, engineered oak flooring, understairs storage cupboard.

## Kitchen/Breakfast Room

A lovely light space with a part glazed roof. There are a range of fitted wooden cabinets and shelving and a breakfast island with drawers and cabinets under, space for a range style cooker, inset sink unit, space and plumbing for appliances, tiled splashbacks, engineered oak flooring, open access to the conservatory.

## Conservatory

With half walls, upvc roof and windows, patio doors to the rear garden, light, power and heating connected, wooden floor, door to;

## Shower Room

White suite comprising shower, hand basin and WC. Tiled walls and floor, extractor.

## First Floor Landing

Window to side, stairs to second floor, doors to;

## Bedroom One

A double bedroom with two built in double wardrobes and a window to the front.

## Family Bathroom

Fitted with a white suite comprising bath with shower unit over, hand basin and WC. Panelled walls. Window to the rear.

## Bedroom Four

A single bedroom with a window to the rear.

## Second Floor Landing

Loft hatch with pull down ladder (the loft has a light and is partly boarded) Cupboard housing gas boiler, doors to;

## Bedroom Two

Double bedroom with a window to the front, airing cupboard housing hot tank and immersion heater, cast iron fireplace.

## Bedroom Three

Double bedroom with window to the rear, fitted wardrobes.

## Rear Garden

An established garden with a pleasant south/east aspect. The garden is mostly laid to lawn with a raised decking area accessed from the conservatory, various flowers and shrubs. Brick garden wall. Hardstanding for shed. The garden measures approximately 50 ft in length.

### Directions

From Banbury Cross proceed along West Bar and into the Broughton Road. Turn right into bath Road, left into Park Road and Queens Road will be found as the first turning on the right. Continue down Queens Road where the property will be found towards the end of the road on your right hand side.

### Situation

Banbury is a thriving, market town located just north of Oxford amidst beautiful rolling countryside. The town is steeped in history and is now a modern centre with a full range of shops, supermarkets, The Light cinema and entertainment centre, restaurants and leisure facilities. Communication links are excellent with Junction 11 of the M40 situated approximately two miles north east. Banbury railway station is within walking distance and provides regular trains to all parts of the country with London and Birmingham a comfortable commute (London Marylebone from 57 minutes and Birmingham New Street from 44 minutes). Birmingham Airport is about 40 miles distant and Heathrow and Luton Airports are also within easy reach. The local area provides a range of primary, secondary and boarding schools; the well regarded Harriers Academy and St Marys schools are located nearby. Local leisure retreats include Soho Farm House (11 miles), Tadmerton Golf Club (5.6 miles) and Oxford Westgate (25 miles).

### Services

All mains services connected.

### Local Authority

Cherwell District Council. Tax band C.

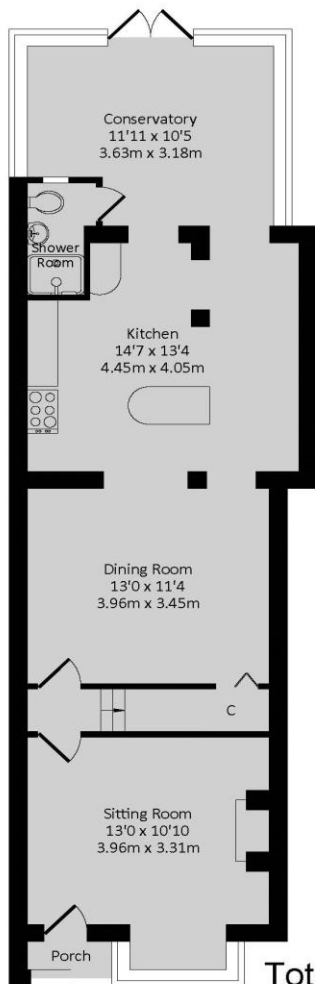
### Viewing arrangements

Strictly by prior arrangement with Round & Jackson

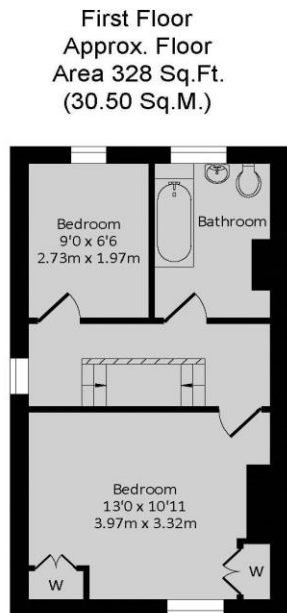
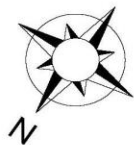
### Tenure

A freehold property.

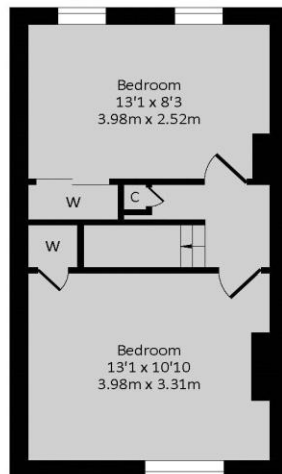




Ground Floor  
 Approx. Floor Area 715 Sq.Ft.  
 (66.40 Sq.M.)



First Floor  
 Approx. Floor Area 328 Sq.Ft.  
 (30.50 Sq.M.)



Second Floor  
 Approx. Floor Area 328 Sq.Ft.  
 (30.50 Sq.M.)

Total Approx. Floor Area 1372 Sq.Ft. (127.50 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		76 C
55-68	D		
39-54	E	46 E	
21-38	F		
1-20	G		

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