



40 Britannia Road
Banbury



ROUND & JACKSON
ESTATE AGENTS



40 Britannia Road

Banbury, OX16 5DW

£265,000

A well presented and very characterful Victorian two bedroom property with a large garden and benefits from having a recent new roof fitted. No onward chain.

The Property

40 Britannia Road, Banbury is a very well presented, two bedroom Victorian house with a very large garden and many characterful features. The property has recently had a new roof and there are high quality Upvc sash windows fitted. The property is located close to the town centre and train station and comes to market with no onward chain. The living accommodation is arranged over two floors and is well laid out. On the ground floor there is a welcoming hallway, a sitting room with original fireplace, a dining room and kitchen. On the first floor there is a pleasant landing, a large main bedroom with original fireplace, a second double bedroom with original fireplace and there is a large bathroom. Outside there is a large lawned garden measuring around 70 feet with gated access at the foot of the garden. The parking is on street on a first come, first served basis. We have prepared a floor plan to show the room sizes and layout. Some of the main features include:

Entrance Hallway

Stairs rising to the first floor with attractive stripped wooden doors leading into sitting room and dining room. There is quality engineered oak flooring throughout.

Sitting Room

A really bright and airy sitting room with a bay window to the front aspect and original cast iron fireplace. The engineered oak flooring from the hallway continues throughout.

Dining Room

A very pleasant room with a window to the rear aspect and a stripped wooden door leading into the kitchen. There is ample space for a dining table and chairs and there is a useful understairs storage cupboard, with a hanging rail and shelving fitted. The quality engineered oak flooring from the hallway continues throughout.

Kitchen

Fitted with a range of white shaker style cabinets with worktops over and white tiled splash backs. There is an integrated Bosch electric oven, a four ring gas hob and extractor hood. The free standing fridge is brand new and will be included in the sale and there is space and plumbing for a washing machine. There is a window overlooking the pleasant rear garden and a door to the side aspect and there is a cupboard housing the Ideal Instinct combination gas fired boiler for the heating and hot water systems.

First Floor Landing

A characterful landing with stripped wooden banister and posts and stripped doors leading to all the rooms. There is a loft hatch providing access to the roof space.

Bedroom One

A very large double bedroom with a window to the front aspect and original cast iron fireplace.

Bedroom Two

A good size double bedroom with a window to the rear aspect and original cast iron fireplace.



Family Bathroom

A very large bathroom which is fitted with a modern white suite comprising a panelled bath, toilet and wash basin. There is attractive, metro style white tiling to the walls and there is a window with obscured glass to the side aspect and tile effect vinyl flooring is fitted throughout.

Outside

To the rear of the property there is a really pleasant and quite private lawned garden which measures around 70 feet. At the foot of the garden there is a useful gated access and a wooden shed. There is a large paved patio area adjoining the house with an outside tap fitted and there is a pathway leading down the garden a pretty hedgerow running alongside. To the front of the property there is a low maintenance gravelled garden with an iron gate and low level wall with a pathway leading to the front door.

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. Continue along and then turn right into Britannia Road where Number 40 will be found halfway up the road 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. The gas fired boiler is located in the kitchen.

Local Authority

Cherwell District Council. Tax band B.

Tenure

A freehold property.

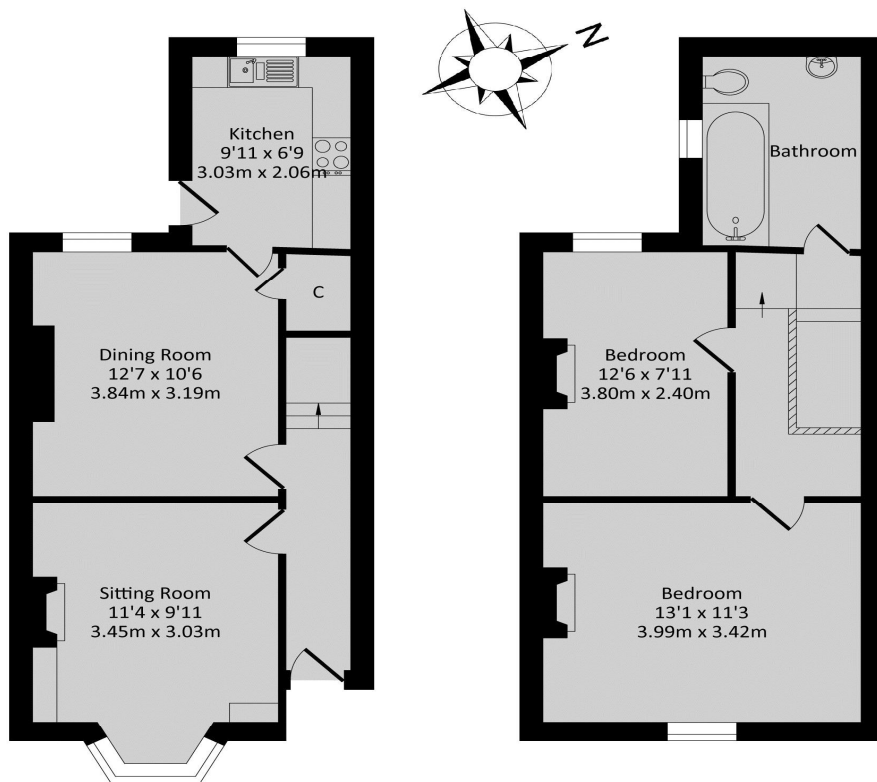
Viewing Arrangements

By Prior arrangement with Round & Jackson.



Ground Floor
 Approx. Floor
 Area 396 Sq.Ft.
 (36.80 Sq.M.)

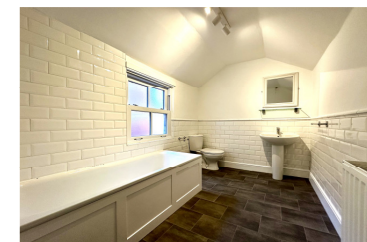
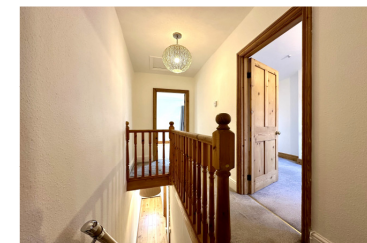
First Floor
 Approx. Floor
 Area 396 Sq.Ft.
 (36.80 Sq.M.)



Total Approx. Floor Area 792 Sq.Ft. (73.60 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 | | 84 B |
| 69-80 | C | | |
| 55-68 | D | 61 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

The Office, Oxford Road, Banbury, Oxon, OX16 9XA
 T: 01295 279953 E: office@roundandjackson.co.uk
 www.roundandjackson.co.uk



ROUND & JACKSON
 ESTATE AGENTS

Property Misdescriptions Act 1991: The Agents have not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit the for the purpose. The buyer is advised to obtain verification from his or her professional buyer. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their solicitor. You are advised to check the availability of any property before travelling any distance to view.