



42 Queens Road
Banbury, Oxon, OX16 0EB



ROUND & JACKSON
ESTATE AGENTS





A beautifully presented Victorian townhouse with five double bedrooms, an open plan kitchen/dining room and a large rear garden. The property is located within a highly sought after neighbourhood and is close to Peoples Park.

Asking Price - £395,000

The property

42 Queens Road, Banbury is a beautifully presented Victorian townhouse which is located on this highly sought after street close to the town centre and Peoples park. The property has spacious and well balanced accommodation which is arranged over three floors and there are some lovely period features. On the ground floor there is a porch and hallway, a sitting room with an open fireplace, a superb open plan kitchen/dining room and a modern bathroom. On the first floor there are three double bedrooms and a cloakroom and on the second floor there are two further double bedrooms. To the front of the property there is a small enclosed garden and to the side there is a private passage giving access to the rear. At the rear there is mature garden which extends to approximately 100 feet in length, is pleasantly landscaped and predominantly laid to lawn. We have prepared a floorplan to show the room sizes and layout. Some of the main features include:

Hallway

Porch area with door to the hallway having wooden flooring and stairs to the first floor.

Sitting Room

A spacious reception room with a bay window to the front, picture rails, an open fireplace and a fitted recess cabinet.

Kitchen/Dining Room

A superb open plan room with wooden flooring, a fireplace with wood burning stove and ample space for a table and chairs. Fitted with modern eye level cabinets and base units and drawers with work surfaces and a sink and draining board. There is a freestanding range cooker with extraction hood over, space for a fridge/freezer, washing machine, tumble dryer and dishwasher. Gas fired boiler.

Family Bathroom

A modern bathroom fitted with a panelled bath with a shower over, a wash hand basin and W.C. Tiling to walls, heated towel rail.

First Floor Accommodation

The first floor landing has a staircase to the second floor and gives access to two double bedrooms at the front, a double bedroom to the rear and a cloakroom.

Second Floor Accommodation

Landing giving access to a large double bedroom with a study area and eaves storage. Further double bedroom with storage space and a velux roof window.

Outside

To the front of the property there is a small enclosed garden and to the side there is a private passage giving access to the rear. At the rear there is mature walled garden which extends to approximately 100 feet in length and is pleasantly landscaped and predominantly laid to lawn. There is a paved seating area adjoining the house, well stocked flower and plant borders and a patio at the foot of the garden which would be an ideal barbeque/entertaining area or could house a large shed or garden room.



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).



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 left hand side.

Services

Services All mains services connected. The gas fired boiler is located within the kitchen and was installed in 2021.

Local Authority

Cherwell District Council. Tax band B.

Viewing Arrangements

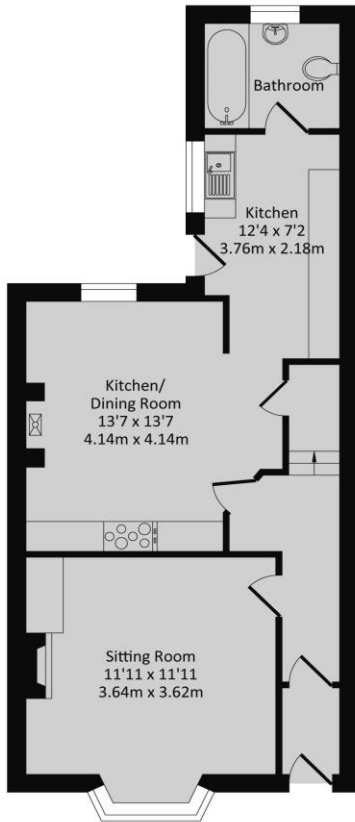
Strictly by prior arrangement with Round & Jackson.

Tenure

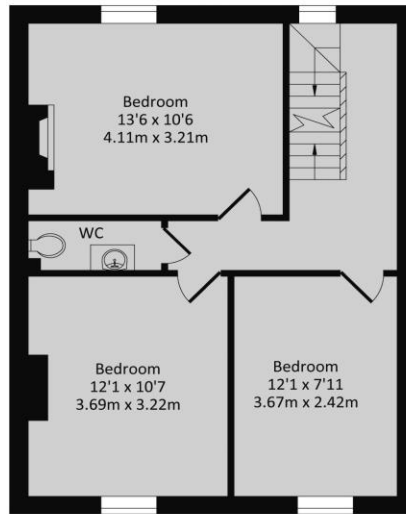
A freehold propert



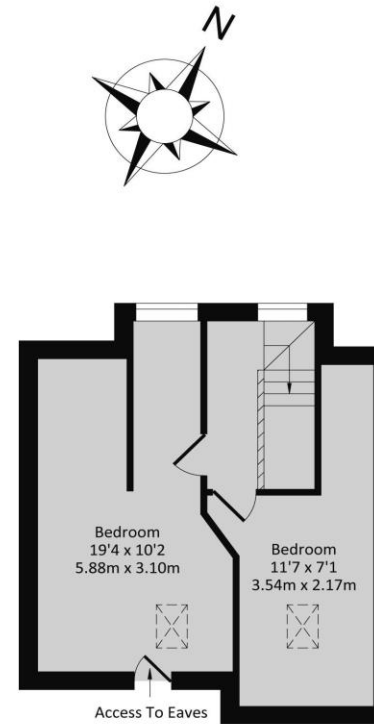
Ground Floor
Approx. Floor
Area 549 Sq.Ft.
(51.0 Sq.M.)



First Floor
Approx. Floor
Area 508 Sq.Ft.
(47.20 Sq.M.)



Second Floor
Approx. Floor
Area 339 Sq.Ft.
(31.50 Sq.M.)



Total Approx. Floor Area 1396 Sq.Ft. (129.70 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		
55-68	D	60 D	77 C
39-54	E		
21-38	F		
1-20	G		

IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.

Banbury - The Office, Oxford Road, Banbury, Oxon, OX16 9XA

T 01295 279953 E office@roundandjackson.co.uk

Bloxham – High Street, Bloxham, Oxon, OX15 4LU

T 01295 720683 E office@roundandjackson.co.uk

www.roundandjackson.co.uk

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.



ROUND & JACKSON
ESTATE AGENTS