



12 Crouch Street, Banbury, Oxon OX16 9PP
£405,000

**Stanbra
Powell** Estate Agents
Valuers
Property Lettings





Four storey Victorian town house, in the heart of Banbury, providing spacious accommodation throughout.

Lobby | Living room | Kitchen / Breakfast room | Basement | Four bedrooms | Bathroom | Further Shower room | Established private rear garden | Garden to front | Residents parking | Many period features.

A rare opportunity to purchase an impressive and imposing property, providing a wealth of character and versatile accommodation.

Ground Floor:

Traditional pathway leads to front door via steps.

Entrance Lobby.

Living Room: Sash cord window to front aspect. Recess storage, hardwood flooring. Door to basement. Access leading to stairs and kitchen/breakfast room.

Basement: Currently used for storage. Window. Potential to convert into additional habitable room.

Kitchen / Breakfast room: Range of Shaker style wall and base units. Complementary wooden work surfaces. Belfast sink. Electric Hob and oven with extractor. Free space and plumbing for washing machine and space for fridge freezer. Laminate wood flooring. Space for table. Double doors providing access to rear garden.

First Floor:

Landing: Storage cupboard. Stairs rising off to second floor

Bedroom One: Impressive double bedroom with sash cord window. Feature wrought iron fire place and marble surround. Fitted wardrobes

Bedroom four: Comfortable single bedroom. Double doors leading to wrought iron balcony. Fitted wardrobes.

Family bathroom: Impressive suite comprising of free standing roll top bathroom. Pedestal hand basin and low level WC. Heated towel rail. Double doors leading to wrought iron balcony.

Second Floor:

Landing: Spacious area. Access to fully boarded loft via ladder. Light an power connected. Potential to convert subject to necessary planning permissions.

Shower room: Modern suite comprising of double width shower cubicle. Tiling to splash back areas. Low level WC. Hand basin with inset vanity unit. Tiled flooring. Heated towel rail.

Bedroom two: Spacious double bedroom with windows overlooking rear garden.

Bedroom three: Spacious double bedroom. Sash cord window to front. Recess storage. Laminate wood flooring.

Outside:

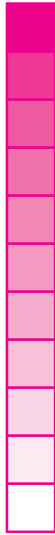
Rear garden: Secluded, private rear garden, enclosed by brick walling. Gate to rear. Tiled patio leading to larger patio area. Areas laid to lawn and shingle. Stocked with flowers shrubs and bushes.

Front garden: Area laid to shingle.

Residents of Crouch Street benefit from Residents parking permits provided by Cherwell District Council. Further detail upon request.

Services: ALL
Council Tax Banding: D
Authority: Cherwell District Council

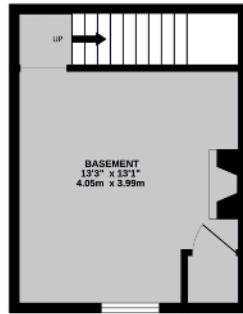
Directions: From Banbury Cross proceed south on the Oxford Road and take the first right turn into Crouch Street the property can be found on the left hand side.



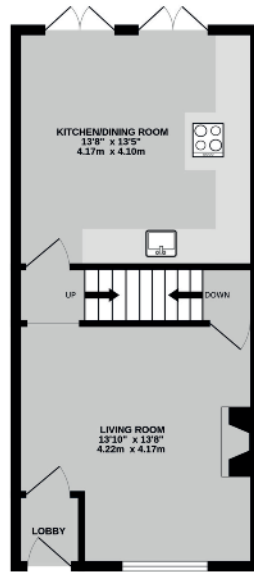




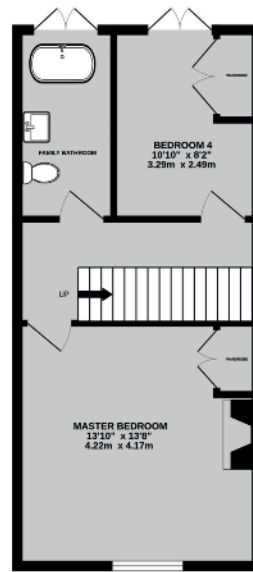
BASEMENT
216 sq.ft. (20.1 sq.m.) approx.



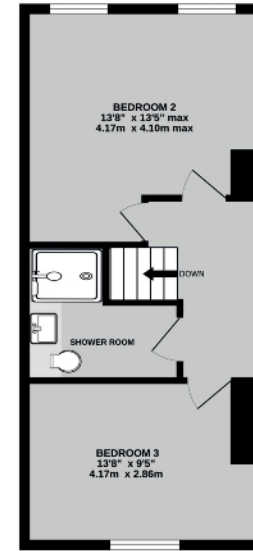
GROUND FLOOR
411 sq.ft. (38.2 sq.m.) approx.



1ST FLOOR
411 sq.ft. (38.2 sq.m.) approx.



2ND FLOOR
405 sq.ft. (37.7 sq.m.) approx.



TOTAL FLOOR AREA : 1444 sq.ft. (134.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Important Agent's Note All services throughout the property are Any applicants must satisfy themselves with the condition of any central systems, fitted gas fires, showers or any other installations (where Also all measurements should be taken as approximate, although every care taken in their accuracy. These details contained hereon are for purposes only and do not form the basis of a

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Viewing: Through appointment with Stanbra Powell

