



40 Bath Road, Banbury, Oxon OX16 0TP
£235,000

**Stanbra
Powell**

Estate Agents
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Property Lettings





A two bedroom Victorian terraced property close to the town centre.

Living room | Kitchen/dining room | Bathroom | Two bedrooms | Rear garden | No onward chain

Located within easy walking distance of Banbury town centre is this two bedroom Victorian terraced home benefiting from living room, kitchen/dining room, bathroom and two double bedrooms. The property has a pleasant rear garden and overlooks Peoples Park. Offered for sale with no onward chain.

Ground Floor

Access via solid wood door to living room.

Living room: UPVC double glazed Sash size window to front aspect. Radiator. Log burner. Cupboard housing fuse box. Sunken spotlights. Opening into kitchen/dining room.

Kitchen/dining room: Range of base and eye level units with laminate worktop. Space for fridge/freezer, cooker and washing machine. Ample space for table. Radiator. Stairs rising to first floor. Double glazed wooden window overlooking rear garden. Vinyl flooring. Sunken spotlights.

Rear lobby: Cupboard housing boiler. Door leading to garden. Vinyl flooring. Door to bathroom.

Bathroom: Three piece white suite comprising of low level WC, wash handbasin with built-in storage underneath and panelled bath with bar shower over. Tiling to splashback areas. Extractor fan. UPVC double glazed obscured window to rear aspect.

First Floor

Landing: Access to loft.

Bedroom one: Good size double bedroom. Radiator. UPVC double glazed sash size window overlooking Peoples Park.

Bedroom two: Double bedroom. Radiator. Double glazed wooden window overlooking rear garden. Storage cupboard over stairs.

Outside

Front: Low level brick wall with gated pathway access to front door. Area laid to slate.

Rear garden: West facing garden. Concrete patio area. Access point for neighbouring properties to use the passageway. Steps to remainder of the garden which is enclosed by mostly timber panel fencing. Shed. Ample space for outside dining table. Area laid to solid wood sleepers.

Agents Note

The owner has recently had the property fully re-decorated, new carpets and flooring in the kitchen.

Services: All Council Tax Banding: B
Authority: Cherwell District Council

Directions: From Banbury Cross proceed north along North Bar and at the main set of traffic lights (at the crossroads) turn left into the Warwick Road. Continue along this road and take the second left turn into Bath Road.

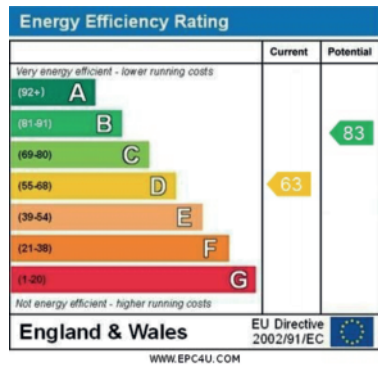
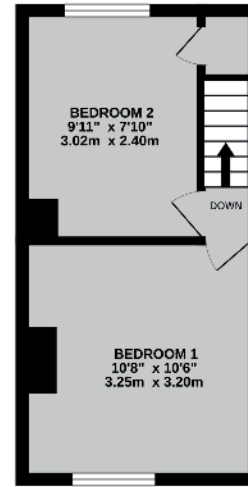
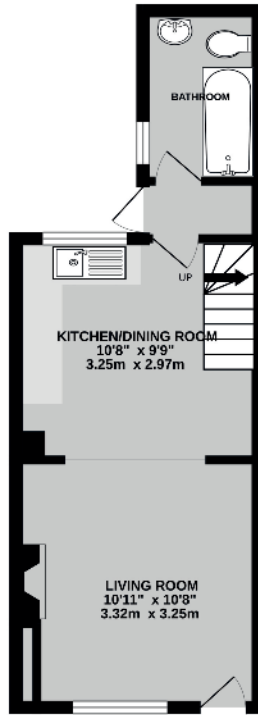






GROUND FLOOR
267 sq.ft. (24.8 sq.m.) approx.

1ST FLOOR
206 sq.ft. (19.1 sq.m.) approx.



TOTAL FLOOR AREA: 473 sq.ft. (43.9 sq.m.) approx.
 When every effort has been made to ensure the accuracy of the figures contained here, measurements of doors, windows, floors and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The data is for information purposes only and should be used as a guide only. Professional purchasers. The services, systems and appliances shown have not been tested and no guarantee is given in their operability or efficiency. See the plans.
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Important Agent's Note All services throughout the property are untested. Any applicants must satisfy themselves with the condition of any central heating systems, fitted gas fires, showers or any other installations (where applicable). Also all measurements should be taken as approximate, although every care is taken in their accuracy. These details contained hereon are for information purposes only and do not form the basis of a contract.

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