



68 Broughton Road, Banbury, Oxon OX16 9QF
£325,000 Freehold

Stanbra
Powell

Estate Agents
Valuers
Property Lettings





A period property within walking distance of the town centre, offered with no onward chain.

Entrance hall | Living room/bedroom | Further sitting room | Kitchen | Shower room | Dining room | Generous first floor double bedroom | Spacious bathroom | Two further bedrooms to second floor | Enclosed rear garden

Providing versatile accommodation over four floors a three/four bedroom Victorian town house benefiting from character features such as exposed floorboards and fireplaces. The property also benefits from an enclosed rear garden.

Ground Floor

Front door.
Entrance hall: Stairs rising off to first floor. Floorboards. Door though to living room.

Living room/bedroom four: Feature tiled fireplace with open hearth. Double glazed window to front aspect. Floorboards.

From the hallway door through to further sitting room.

Sitting room: Feature cast iron fireplace. Floorboards. Window overlooking garden. Door to staircase leading to lower ground floor.

Lower Ground Floor

Kitchen: Stainless steel inset sink unit and drainer. Range of white fronted wall and base units. 4 ring electric hob with electric oven under, extractor fan over. Space for fridge/freezer. Window to front aspect. Recessed area with space and plumbing for washing machine. Tiling to splashback areas.

Shower room: Fully tiled shower cubicle. Wall hung handbasin. Low level WC. Heated towel rail. Extractor fan.

Dining room: Useful understairs storage cupboard. Door giving access to garden. Window overlooking garden.

First Floor

Stairs rising off to second floor.

Bedroom one: Generous double bedroom. Feature tiled fireplace with open hearth. Floorboards.

Bathroom: Generous size room comprising of P-shaped panelled bath with rainfall style shower, low level WC and wall hung handbasin. Feature fireplace. Cupboard housing Worcester gas boiler for domestic hot water and central heating. Extractor fan.

Second Floor

Landing.

Bedroom two: Generous double bedroom to front aspect. Tongue and groove flooring. Feature fireplace. Wardrobe.

Bedroom three: Generous double bedroom. Floorboards. Window to rear.

Outside

Rear garden: Enclosed walled garden with shrubs and bushes. Gated rear access. The garden measures approximately 35 ft in length.

Front: Small front garden enclosed by brick walling. Pathway to front door.

Agents Note

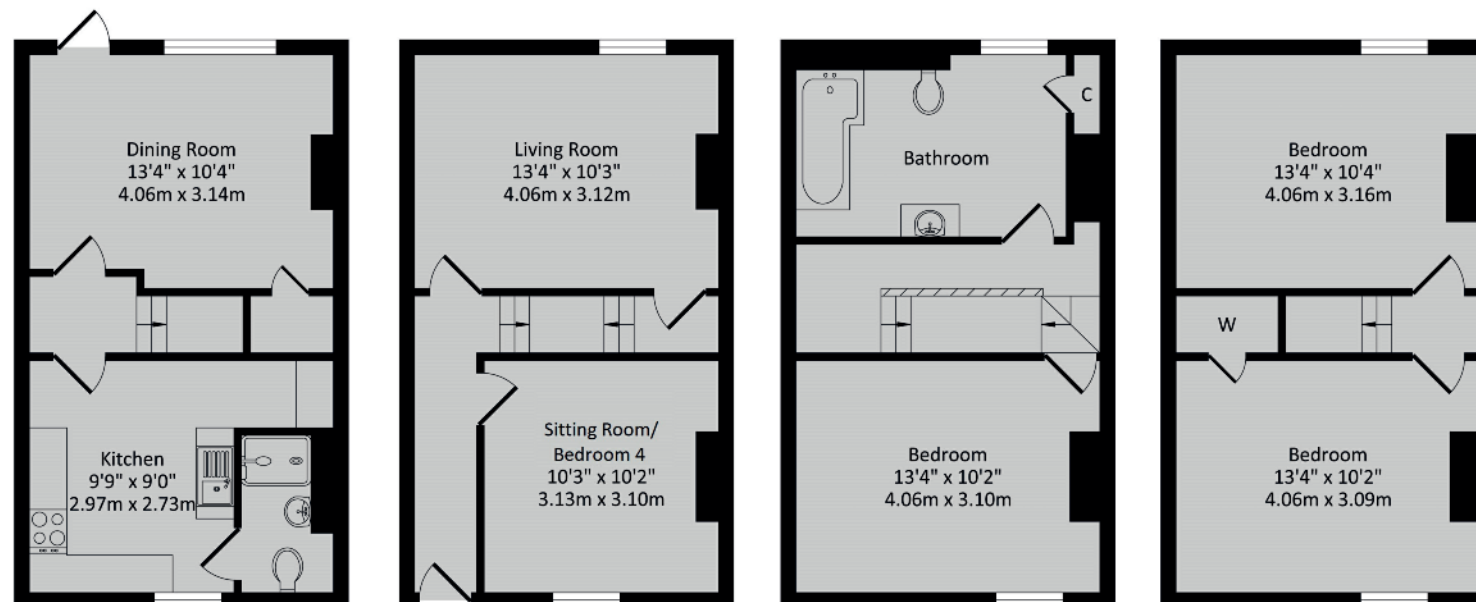
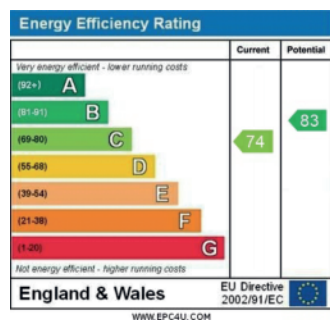
Gas central heating.
Windows are double glazed.
On street parking.

Services: All Council Tax Banding: C
Authority: Cherwell District Council
Directions: From Banbury Cross proceed west along West Bar and into the Broughton Road.





Lower Ground Floor 314 sq.ft. (29.20 sq.m.) approx. Ground Floor 314 sq.ft. (29.20 sq.m.) approx. First Floor 314 sq.ft. (29.20 sq.m.) approx. Second Floor 314 sq.ft. (29.20 sq.m.) approx.



TOTAL APPROX. FLOOR AREA 1256 sq.ft. (116.80 sq.m.) approx.

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 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.



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.

Viewing: Through appointment with Stanbra Powell



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