Agents Note

All room dimensions show maximum approximate measurements unless stated to the contrary. Facts provided by the vendors of this property are not a warranty. Room sizes are approximate and rounded and should not be relied upon for carpets and furnishings. Any purchaser is advised to seek professional or specialist advice. The description is not designed to mislead, please feel free to speak with us regarding any aspect unclear before viewing.

Referral fees

Anker and Partners earn supplementary income from various sources relating to the provision, referral and introduction of services and products to our clients and customers. This may be in the form of a fixed fee or a percentage of a premium, fee or invoice. This is not done in all cases and use of these providers/suppliers is not mandatory. Clients are entirely free to choose their own products, services and providers. We declare this intention within our Terms of Business and by signing these documents our clients and customers confirm their agreement in doing so.

01295 271414 ankerandpartners.co.uk post@ankerandpartners.co.uk
31-32 High Street, Banbury, Oxfordshire OX16 5ER

PROPERTY MISDESCRIPTIONS ACT 1991: The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit 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.

55 Bath Road
Banbury

Anker

55 Bath Road, Banbury, Oxfordshire, OX16 0TU

Approximate distances
Banbury town centre 0.25 miles
Banbury train station 1 mile
Junction 11 (M40 motorway) 2 miles
Oxford 24 miles
Banbury to London Marylebone 52 mins by rail
Banbury to Oxford 17 mins by rail
Banbury to Birmingham 50 mins by rail

A BEAUTIFULLY PRESENTED VICTORIAN THREE BEDROOM TOWNHOUSE LOCATED WITHIN WALKING DISTANCE TO THE TOWN CENTRE

Entrance hall, sitting room, kitchen, dining room, utility room, downstairs WC, three double bedrooms, spacious bathroom, separate WC, cellar, driveway parking, further parking to the rear, rear garden. Energy rating TBC.

£525,000 FREEHOLD

Directions

From Banbury Cross proceed via West Bar into Broughton Road and after the North Oxfordshire College take the first turning right into Bath Road. The property will be found after a short distance on the right hand side and can be recognised by our "For Sale" board.

Situation

BANBURY is conveniently located only two miles from Junction 11 of the M40, putting Oxford (23 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 (55 mins). 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.

The Property

55 BATH ROAD is a beautifully presented Victorian townhouse ideally located within walking distance of the town centre and People's Park. The property offers generous accommodation including three well proportioned double bedrooms and has been thoughtfully updated by the current owners to suit modern living whilst retaining original character features throughout. These include high ceilings, wooden flooring, feature fireplaces and an attractive bay window. The home has also benefitted from a number of key improvements such as replacement sash windows, a full electrical re-wire and a gas boiler. The ground floor comprises a spacious sitting room with large bay window and elegant fireplace which flows through to a modernised kitchen featuring a charming windowed area ideal for table and chairs. To the rear of the property is a bright dining room enhanced by skylights that allow in lots of natural light leading onto a useful utility room and separate WC. On the first floor there is a large double bedroom and spacious family bathroom which was updated in 2020. This floor also benefits from a separate WC and a window overlooking the rear garden. The top floor also provides two further double bedrooms offering excellent space and versatility. Externally the rear garden is larger than average, extending behind the neighbouring property. It also leads to additional parking to the rear which complements the off street parking available on the front driveway.

A floorplan has been prepared to show the dimensions and layout of the property as detailed below. Some of the main features are as follows:

* Entrance hall which has tiled flooring, stairs to first floor and access to understairs cupboard. There are stairs leading down to a cellar however access is currently being covered to provide a storage cupboard.

* Spacious sitting room with bay window to the front and further window to the side, elegant fireplace and wood flooring.

* Modern kitchen which was installed in 2019 and benefits from base units with worktop over. Space for an oven, integrated fridge freezer and dishwasher. To the side is a windowed area ideal for a small table and chairs and a further window overlooking the rear garden.

* Rear hallway with access to storage cupboard and door to the rear garden.

* Dining room which has had an updated roof and skylight installed in 2025 and has ample space for table and chairs and a utility room with sink, space and plumbing for washing machine and tumble dryer, gas fired boiler located on the wall and leads to a WC.

* First floor landing with stairs to second floor and window overlooking the rear garden.

* Spacious double bedroom with two windows to the front and side., small built-in cupboard, wardrobe and set of drawers.

* Modern bathroom which was updated in 2020 fitted with a walk-in shower with rainforest shower, bath, vanity unit and WC.

* Separate WC with window.

* Second floor landing with access to storage cupboard and window overlooking the rear garden.

* Two further double bedrooms both with feature fireplaces.

* The rear garden is a particularly good size as it dog legs behind the neighbouring property. It is mainly laid to lawn with a path running through and leading to the rear parking.

* To the front of the property there is a driveway for one car. Please note the rear parking is accessed via a private road further along the street between numbers 41 and 43.

Services

All mains services are connected. The boiler is located in the utility room.

Local Authority

Cherwell District Council. Council tax band C.

Viewing

Strictly by prior arrangement with the Sole Agents Anker & Partners.

Energy rating: TBC

A copy of the full Energy Performance Certificate is available on request.