



**Marlborough Road
Banbury, OX16 5DB**

Guide Price £685,000

Gao
GetAnOffer



MAIN FEATURES:

- **Spacious End of Terrace House Currently Arranged as a HMO**
- **Nine Bedrooms over Five Floors**
- **Four Bathrooms**
- **Ground Floor Kitchen Leading to Rear Garden**
- **Second Floor Kitchen**
- **Popular Location**
- **Landlords Only**

A superb opportunity has arisen to purchase a spacious end-of-terrace house in the highly sought-after Marlborough Road area of Banbury. Currently arranged as a House in Multiple Occupation (HMO) and fully occupied, the property is already generating a reliable income, making it an ideal acquisition for experienced or first-time HMO landlords. Spread impressively across five floors, the house offers nine bedrooms and four bathrooms, ensuring comfortable shared living. The property benefits from a ground-floor kitchen leading directly to the rear garden — a valuable feature for communal use and outdoor space. A second-floor kitchen adds additional convenience, providing flexibility for larger households or the option to split the accommodation to suit different arrangements. The interior is generous throughout, and whilst already well configured, there remains scope for further updates or reconfiguration to enhance yield potential.

The location is equally attractive. Marlborough Road enjoys a prime position close to Banbury town centre, with easy access to shops, cafes, supermarkets, and leisure amenities. Excellent transport links are within walking distance, including Banbury railway station, while the nearby M40 motorway ensures strong connectivity for commuting professionals. This mix of convenience and connectivity helps ensure consistently high tenant demand. Available exclusively to landlords, this property represents a fantastic turnkey investment. With the advantage of full occupancy and established income, it is particularly well suited to investors looking to expand their portfolio or secure a high-yield asset in one of Banbury's most reliable rental areas. Don't miss out on this exceptional opportunity — contact us today to arrange a viewing and request full income details.



Lower Ground Floor

Floor area 53.9 sq.m. (580 sq.ft.) approx



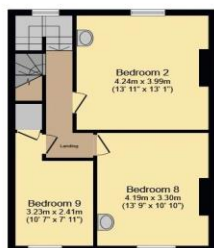
Ground Floor

Floor area 53.9 sq.m. (580 sq.ft.) approx



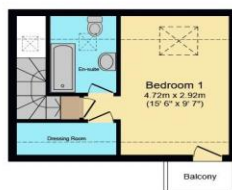
First Floor

Floor area 52.9 sq.m. (569 sq.ft.) approx



Second Floor

Floor area 49.1 sq.m. (528 sq.ft.) approx



Third Floor

Floor area 26.9 sq.m. (290 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for GetAnOffer. Powered by www.focalagent.com

This plan is for illustration purpose only and may not be representative of the property.

We have prepared these property particulars as a general, broad guide of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon. Lease details, service charges and ground rent (where applicable) and council tax etc are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 80 C |
| 55-68 | D | 64 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

Viewings: By appointment.

For further information contact us:

T: 01903 331031 / 0800 033 7 943

E: info@getanoffer.co.uk

We're Open:

8am – 8pm 7 days a week

www.getanoffer.co.uk

01903 331031

38a Goring Road, Worthing, West Sussex, BN12 4AD

info@getanoffer.co.uk

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