



Boxhedge Terrace  
Banbury



**ROUND & JACKSON**  
ESTATE AGENTS



# 7 Boxhedge Terrace

Banbury, Oxon, OX16 0BX

£250,000

An immaculately presented and significantly updated two bedroom Victorian house with well kept rear garden and located close to the town centre.

## The Property

7 Boxhedge Terrace, Banbury is an immaculately presented, two bedroom Victorian home with a pleasant rear garden and is located close to a wide range of amenities, in walking distance to the train station and town centre with allotments and People's Park nearby. The living accommodation is arranged over two floors and is well laid out. On the ground floor there is a spacious sitting room with an open entrance to the dining area and kitchen. On the first floor there is a double bedroom, a good sized single bedroom and a modern family bathroom. Outside to the rear there is a beautifully presented garden with established shrubs, plants and hedges. On street parking is available at the front of the property.

We have prepared a floor plan to show the room sizes and layout. Some of the main features include:

## Sitting Room

A spacious reception room with a central fireplace with log burner, built in TV cabinet, window to the front aspect and wooden flooring. There is an open entrance to the dining area and kitchen, with attractive shuttered doors to provide the option of separating the two reception areas.

## Dining Room

With ample space for dining furniture, stairs rising to the first floor with a useful understairs storage cupboard and an attractive tiled central fireplace.

## Kitchen

Fitted with a range of cream shaker style cabinets with base units and drawers with work surfaces over, tiled splash backs and flooring, a single oven with extractor over and inset Belfast sink. There is also space and plumbing for washing machine, slimline dishwasher free standing fridge/freezer and a door leading to the rear garden, skylight, window to the rear aspect.

## First Floor Landing

Doors to first floor accommodation and hatch to loft space.

## Bedroom One

A large double bedroom with a built in storage cupboard and a window to the front aspect.

## Bedroom Two

A single bedroom with a window to the rear aspect.

## Family Bathroom

Fitted with a modern white suite comprising a P shaped panelled bath with shower over, W.C. and vanity units. There are tiled splashbacks and flooring with a window to the rear aspect.

### Outside

To the front of the property there is a paved garden area with established shrubs. To the rear there are steps leading up to a beautiful garden which is laid to lawn with flower beds, shrubs and hedges and a shed to the foot of the garden. There is shared access across the back of the terrace with pathway at each end of the terrace with secured gates at each end leading to the front of the properties. Parking can be found on the street in front of the property on a first come first served basis.

### Directions

From Banbury Cross proceed via Horsefair and North Bar then turn left into the Warwick Road. Continue until the petrol station and turn left in Belgrave Crescent. Continue straight ahead and turn left at the mini roundabout into Boxhedge Road where number 7 will be found on your right hand side.

### Situation

Banbury is conveniently located only 2 miles from junction 11 of the M40 putting Oxford (22 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 (55mins). 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.

### Services

All mains services connected. The gas fired boiler is located in the kitchen which was replaced in 2022.

### Local Authority

Cherwell District Council. Tax band B.

### Tenure

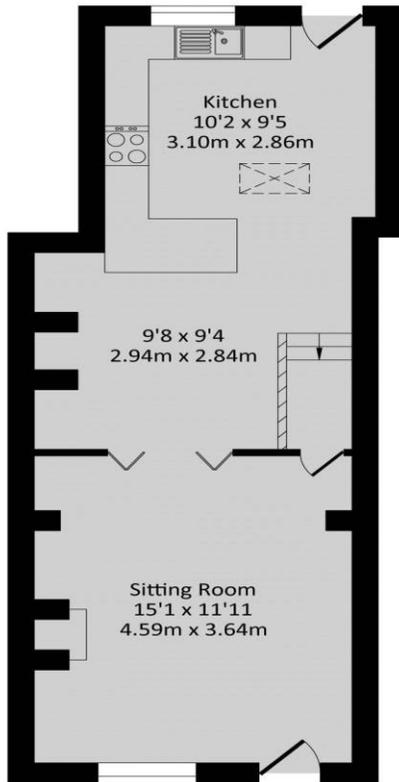
A Freehold property

### Viewing arrangements

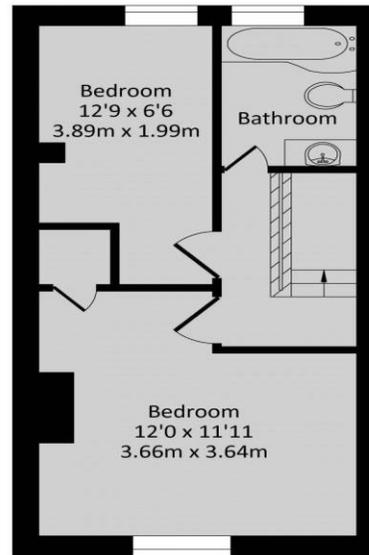
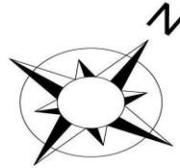
Strictly through selling agent Round & Jackson



Ground Floor  
Approx. Floor  
Area 410 Sq.Ft.  
(38.10 Sq.M.)



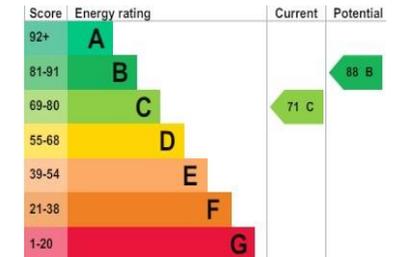
First Floor  
Approx. Floor  
Area 299 Sq.Ft.  
(27.80 Sq.M.)



Total Approx. Floor Area 709 Sq.Ft. (65.90 Sq.M.)

All items illustrated on this plan are included in the "Total Approx Floor Area"

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 no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The Services Systems and appliance shown have not been tested and no guarantee as to their operability or efficiency can be given.



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