



13 South Street  
Banbury, Oxon, OX16 3LB



ROUND & JACKSON  
ESTATE AGENTS









**A well presented three bedroom Victorian town house with spacious accommodation and a lovely rear garden located in a highly regarded street close to the train station and town centre.**

### The property

South Street, Banbury is sought after and highly regarded street within the town which is conveniently located for the town centre, train station, Junction 11, M40 and a wide range of daily amenities. The street predominantly comprises of attractive Victorian property and is a no through road and therefore less busy than other surrounding streets. Number 13 has some lovely period features and spacious accommodation which is arranged over three floors. On the ground floor there is a small hallway, a sitting room with wood flooring and a high ceiling, a kitchen/dining room, a utility room and a bathroom. On the first floor there is a large double bedroom, a dressing room and a recently installed family bathroom and on the second floor there are two very large double bedrooms. To the rear of the property there is a good sized private garden which is private pleasantly landscaped

### Hallway

Main entrance door to the front and a door to the sitting room.

### Sitting Room

A spacious reception room with attractive wooden flooring, stairs to the first floor and a door to the kitchen/dining room.

### Kitchen/Dining Room

Fitted with eye level cabinets and base units and drawers with work surfaces over. Inset sink and draining board, space for a cooker and fridge-freezer, space for a table and chairs, understairs storage cupboard and a door to the utility room.

### Utility Room

A useful room with space and plumbing for a washing machine and tumble dryer, fitted shelving, storage and bench seating. Door to the garden, door to bathroom. Wall mounted boiler.

### Bathroom

Fitted with a panelled bath, a wash hand basin and WC. Tiling to walls, window to the side.

### First Floor Landing

Stairs to second floor and doors to all first floor accommodation.

### Master Bedroom

A large double room with ample space for furniture, a paneled feature wall and a window to the front.

### Family Bathroom

A large and recently installed bathroom fitted with a traditional suite comprising a freestanding roll top bath, a wash hand basin and W.C. Stripped wooden flooring and a window to the rear.

### Dressing Room

A large dressing room with fitted clothes rails and space for wardrobes and storage.



### Bedroom Two

A very large double room with a window to the front.

### Bedroom Three

A very large double room with a window to the rear.

### Outside

To the front of the property there is a walled garden which gives access to the front door. There is a large enclosed garden to the rear which is predominantly laid to lawn with well stocked flower and plant borders, a paved patio adjoining the house and further patio at the rear with a wooden shed.

### Local Authority

Cherwell District Council. Tax band B.

### Viewing Arrangements

By prior appointment with Round & Jackson

### Tenure

A freehold property.



### 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.

### Directions

From Banbury town centre proceed in an easterly direction via Bridge Street and continue into the Middleton Road. Turn left at the roundabout into West Street then take the right hand turn into South Street. Number 13 will be found on your right hand side half way along the street.

### Services

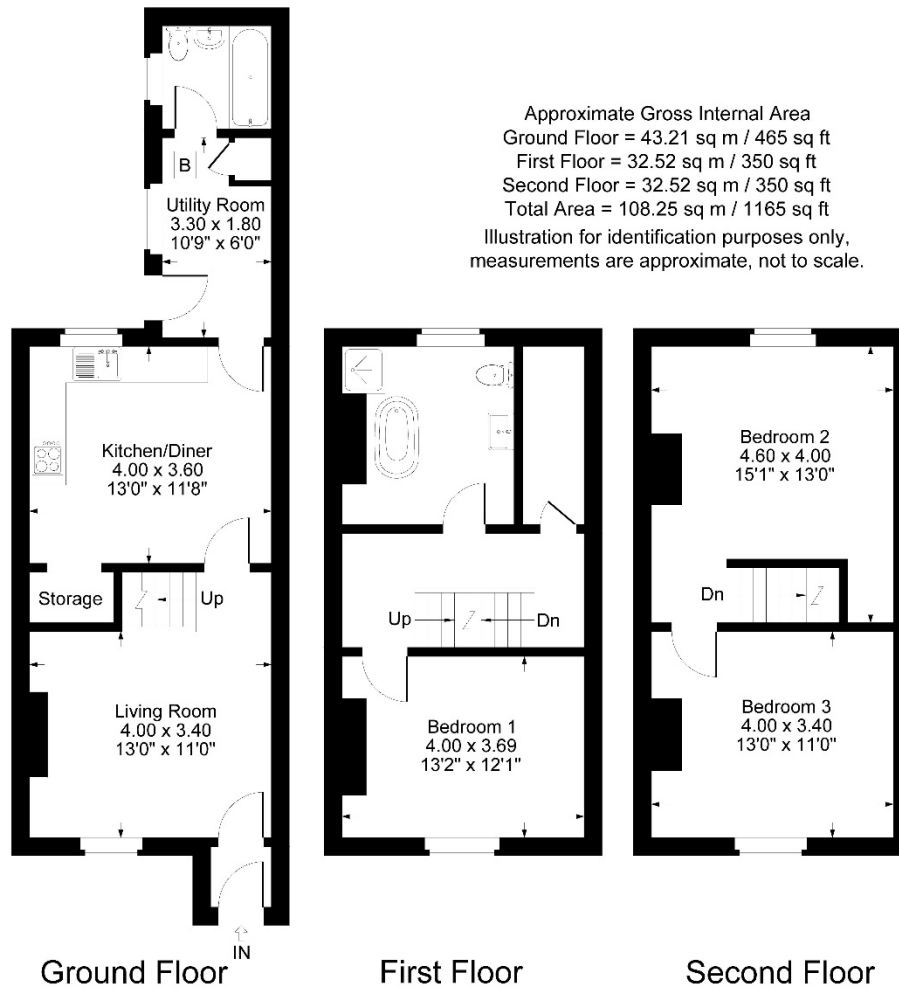
All mains services connected. The gas fired boiler is located in the utility area.

**Asking Price - £299,950**









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