



27 Centre Street
Banbury, Oxon, OX16 3LG



ROUND & JACKSON
ESTATE AGENTS





An exceptional two bedroom Victorian house with spacious accommodation, many character features and a large rear garden. The property is located on a sought after, no through road close to the town centre, the train station and amenities.

The property

27 Centre Street, Banbury is a superb Victorian house which is pleasantly located on this highly regarded street close to the town centre and train station. The property has some lovely character features, has been greatly improved within recent years and is beautifully presented throughout. On the ground floor there is an entrance hallway, a sitting room with a central fireplace and a large kitchen/dining room which has been re-fitted within recent years and backs onto the rear garden. On the first floor there is a landing, two double bedrooms and a family bathroom which is beautifully fitted. Outside there is a paved garden to the front and to the rear there is a large garden which is beautifully landscaped. We have prepared a floorplan to show the room sizes and layout. Some of the main features include:

Hallway

Main entrance door to the front, attractive tiled flooring and doors to the sitting room and kitchen/dining room.

Sitting Room

Sitting room with wooden flooring, an attractive fireplace and a window to the front.

Kitchen/Dining Room

Re-fitted within recent years to a high standard and with an attractive tiled floor, ample space for a table and chairs and a sliding door to the rear garden. The kitchen is fitted with a range of modern eye level cabinets and base units and drawers with work surfaces over, an inset sink and drainer and a four ring gas hob. Extraction hood, single oven, washing machine and space for a fridge-freezer.

First Floor Landing

Hatch to loft space and doors to all first floor accommodation.

Bedroom One

A very large double room with ample space for wardrobes and a fitted cupboard. Window to the front.

Bedroom Two

A double room with a window to the rear.

Family Bathroom

A beautifully fitted bathroom with a luxurious suite comprising a roll top bath, a wash hand basin and low level WC. Attractive tiling and flooring.

Outside

To the front of the property there is a gated garden which is pleasantly paved and gives access to the front door. To the rear there is a large garden which has been beautifully landscaped. There is a paved patio and a wooded deck adjoining the house, lawn and shingled areas, well stocked borders, a shed and a brick built barbeque.



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 (51 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 Middleton Road. Continue to the mini roundabout and turn left into West Street, take the second right for North Street and then the first right for Centre Street. Number 27 is on the right hand side.

Services

All mains services connected.

Local Authority

Cherwell District Council. Tax band B.



Viewing Arrangements

By prior appointment with Round & Jackson.

Tenure

A freehold property.

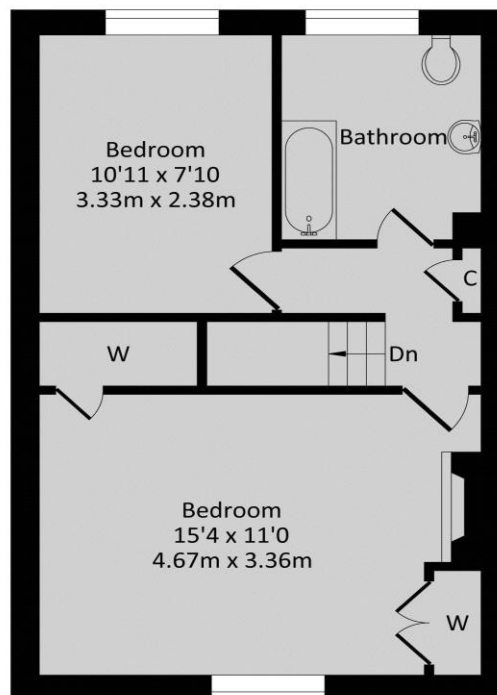
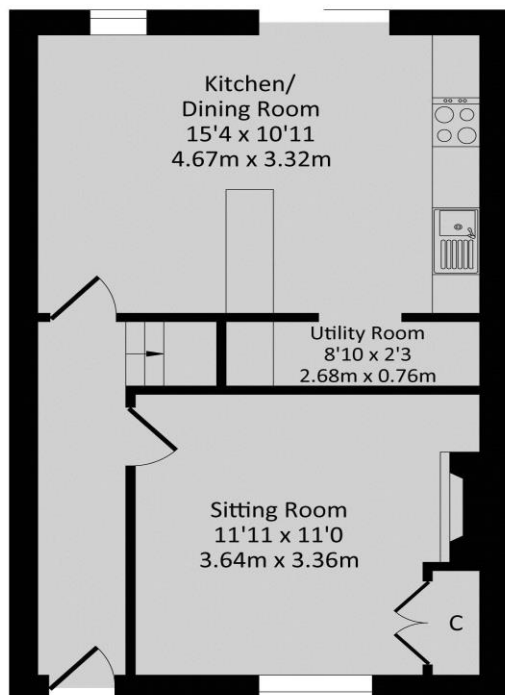
Asking Price - £255,000



Ground Floor
Approx. Floor
Area 385 Sq.Ft.
(35.8 Sq.M.)



First Floor
Approx. Floor
Area 385 Sq.Ft.
(35.8 Sq.M.)



Total Approx. Floor Area 770 Sq.Ft. (71.6 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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

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