



69 East Street
Banbury, Oxon, OX16 3LN

 **ROUND & JACKSON**
ESTATE AGENTS





A spacious and well presented two bedroom Victorian house located on the eastern side of town, close to the train station and town centre.

The property

69 East Street, Banbury is a spacious two bedroom Victorian house which is conveniently located on the eastern edge of Banbury and close to the town centre and train station. The property is well presented, has some lovely character features and within recent years the front elevation has been attractively rendered. On the ground floor there is a sitting room with a fireplace, a dining room with fireplace and stairs to the first floor, and a fitted kitchen with utility room. On the first floor there is a large landing, a large double bedroom, a single bedroom and a beautifully fitted, spacious family bathroom. To the rear there is an enclosed garden which is laid to lawn and has a paved patio adjoining the house.

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



Sitting Room

A spacious reception room with a box window to the front, a central fireplace, wood flooring and a large opening to the dining room.

Dining Room

Ample space for dining furniture, stairs to the first floor, wood flooring, a window to the rear and a door to the kitchen.

Kitchen

Fitted eye level cabinets and base units and drawers with work surfaces over. Inset sink and drainer, four ring gas hob with extractor over, double oven, space for a dishwasher and fridge-freezer. Window to the rear and a door to the utility room.

Utility Room

A useful room with space for a washing machine and tumble dryer. Door to garden.

First Floor Landing

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

Bedroom One

A large double room with ample space for furniture, wooden flooring and a window to the front.

Bedroom Two

A large single room with a window to the rear.

Family Bathroom

A very large bathroom which had been beautifully re-fitted with a high quality modern suite which comprises a free standing roll top bath, a shower cubicle, a vanity unit with twin wash hand basins and a low level WC. Attractive tiling to walls and floor.

Outside

To the front there is a small garden with a path to the front door. To the rear there is an enclosed garden which is laid to lawn and has a paved patio adjoining the house.



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 the Middleton Road. Continue over the mini roundabout and take the next left hand turn into East Street. The property will be found after a short distance on your right hand side.

Services

All mains services connected.

Local Authority

Cherwell District Council. Tax band B.

Viewing Arrangements

By prior appointment with Round & Jackson

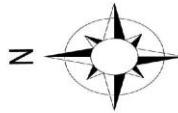
Tenure

A freehold property.

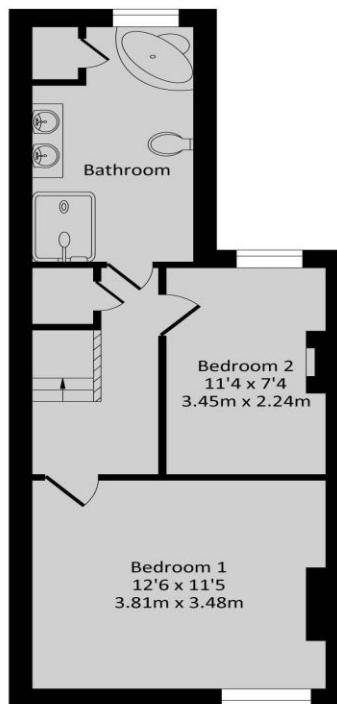
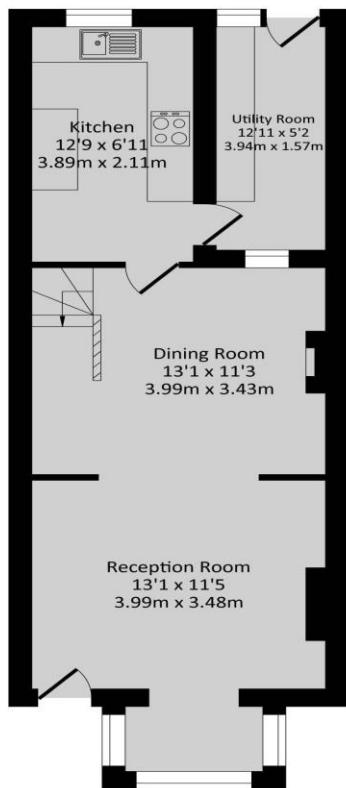
Asking Price - £255,000



Ground Floor
Approx. Floor
Area 479 Sq.Ft.
(44.50 Sq.M.)



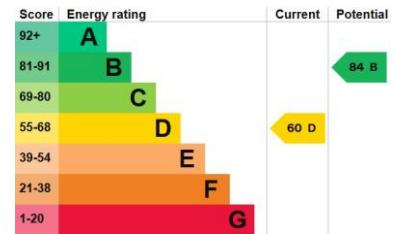
First Floor
Approx. Floor
Area 388 Sq.Ft.
(36.0 Sq.M.)



Total Approx. Floor Area 867 Sq.Ft. (80.50 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 guarantees as to their operability or efficiency can be given.



IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.

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