



77 West Street  
Banbury, OX16 3HB



ROUND & JACKSON  
ESTATE AGENTS









A three bedroom Victorian terraced house, currently used as two separate dwellings with a large rear garden and off-road parking, close to the train station and town centre.

### The property

77 West Street, Banbury is a Victorian terraced house with a large rear garden and is currently being used as two separate dwellings. There is a two bedroom house and a separate one bedroom basement annex. Both properties are currently tenanted and are achieving £925 for the house and £675 for the basement. The property could be reconfigured back into its original layout which would then provide three bedrooms and three bathrooms. The property is arranged over three floors and is well laid out. There is an entrance hallway, a sitting room and a kitchen/breakfast room. On the first floor there is a small landing area, two double bedrooms, one of which has an en-suite, and there is also a family bathroom. The basement is currently a self-contained, one bedroom studio offering a good size room with a seating area and kitchen as well as a shower room. There is a very large garden measuring over 100ft with a hard standing at the foot of the garden which allows parking for two vehicles. The property is in good order throughout and can be made back into a lovely Victorian home. We have prepared a floorplan to show the room sizes and layout. Some of the main features include:

### Entrance Hallway

Part of the main house with doors leading to the sitting room and kitchen and there is a large built in storage cupboard where the original basement staircase would have been. This could be reinstalled.

### Sitting Room

A pleasant sitting room with a window to the front aspect and built in cupboards.

### Kitchen/Diner

The kitchen/diner is fitted with a range of cream gloss units with worktops over. There is an integrated electric oven, a four ring electric hob and extractor hood, a sink and drainer, plenty of space for a table and chairs as well as a useful built-in shelved cupboard. There is a window to the rear aspect and a door leading to the staircase to the first floor. There is attractive vinyl flooring throughout.

### First Floor Landing

Doors leading to the two bedrooms, family bathroom as well as access to the loft hatch.

### Bedroom One

A double bedroom with a window to the rear aspect and a built-in wardrobe. There is a further door into the en-suite which is fitted with a white suite comprising of a shower cubicle, with electric shower, toilet and hand basin with vanity storage beneath. There are attractive tiled splash backs and a window to the rear aspect.

### Bedroom Two

A large double bedroom with a window to the front aspect, feature fireplace which is currently capped off but the chimney is still in situ.

### Family Bathroom

The bathroom is fitted with a white suite comprising a panelled bath, toilet and wash basin with vanity storage beneath. There are attractive tiled splash backs, a heated towel rail and vinyl flooring.



#### Basement Annex

A large self-contained basement annex. There is an area for seating and plenty of room for a double bed. The kitchen area is fitted with a range of gloss units with worktops over, there is an integrated electric oven and hob with extractor hood and also a sink with drainer as well as space and plumbing for a washing machine. There are bi-folding doors leading onto the patio area. The shower room is fitted with a white suite comprising a walk in shower, toilet and hand basin with vanity storage beneath. There is an electric towel rail fitted.

#### Outside

To the front of the property there is a low maintenance scattered slate garden with planted borders and fencing with an access gate. To the side of the property there is a shared alleyway which leads into the garden and annex. To the rear of the property there is a large garden measuring around 100ft and there is a pathway and a decked area with further artificial lawned sections. At the foot of the garden there is a hard standing area where there is parking for two vehicles and gated access onto a relief road.

#### 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 on Bridge Street into Middleton Road. Continue to the mini roundabout and turn left into West Street. Continue along West Street for approximately 250 yards and the property will be found on your left hand side.

#### Services

All mains services connected with the exception of gas. Electric heating throughout.

#### Local Authority

Cherwell District Council. Tax band A.

#### Tenure

A freehold property.

#### Viewing Arrangements

By Prior arrangement with Round & Jackson.

#### Agents Note

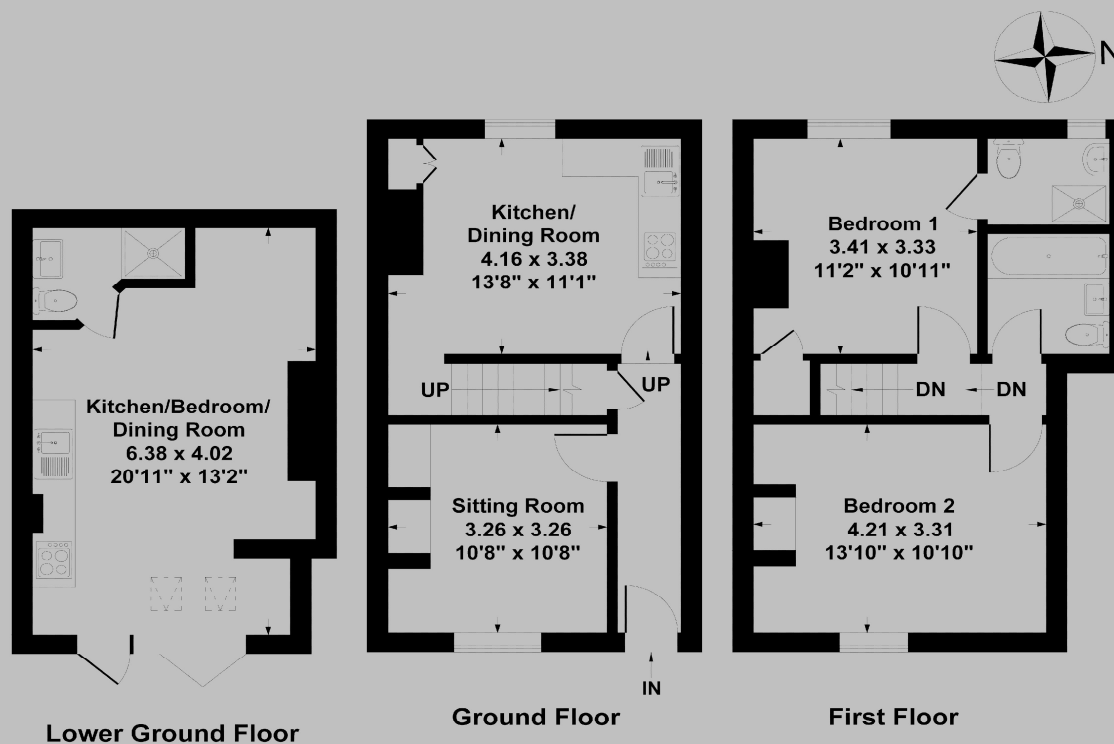
Both the main house and the basement annex pay individual Council Tax, currently both Band A. The EPC rating for the main house is Band D and the rating for the basement annex is Band C.

Guide Price: £290,000









Lower Ground Floor Approx Area = 25.10 sq m / 270 sq ft  
 Ground Floor Approx Area = 32.19 sq m / 347 sq ft  
 First Floor Approx Area = 35.24 sq m / 379 sq ft  
 Total Area = 92.53 sq m / 996 sq ft

Measurements are approximate, not to scale,  
 illustration is for identification purposes only.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	58 D	77 C
39-54	E		
21-38	F		
1-20	G		

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