



292 Broughton Road
Banbury, Oxon, OX16 9QW



ROUND & JACKSON
ESTATE AGENTS





A beautifully presented and characterful three storey Victorian townhouse situated in a sought after position on the edge of town and close to a wide range of amenities.

The property

292 Broughton Road, Banbury is an exceptionally well presented three story Victorian townhouse which is located in a sought after position on the edge of town, close to open countryside and a wide range of amenities. On the ground floor there is a sitting room with a bay window to the front and a fireplace with wood burning stove, a separate dining room with stairs to the first floor and a well equipped, fitted modern kitchen with access to the garden. On the first floor there is a double bedroom and large modern bathroom, on the second floor there are two further double bedrooms which are interconnecting. There is a small walled garden to the front and to the rear there is a beautifully landscaped courtyard garden. We have prepared a floorplan to show the room sizes and layout. Some of the main features include:

Sitting Room

Main entrance door and bay window to the front, ample space for lounge furniture and a central fireplace with wood burning stove.

Dining Room

A separate reception room with ample space for dining furniture, a staircase to the first floor and a door to the kitchen.

Kitchen

Fitted with modern eye level cabinets and base units with work surfaces over. Plumbing and space for washing machine and dishwasher, space for fridge-freezer. Sink and drainer, single oven, induction hob and extractor. Windows to side and rear aspect, door to courtyard.

First Floor Landing

Stairs to the second floor and doors to the bathroom and master bedroom.

Master Bedroom

A large double room with a window to the front and fitted wardrobes.

Family Bathroom

Fitted with a modern suite comprising a panelled bath, a wash hand basin, a low level WC and a single shower cubicle. Attractive tiling and a window to the rear.

Bedroom Three

Stairs leading directly into bedroom three which is a double room with a window to the rear and a door giving access to bedroom two.

Bedroom Two

A double room with a window to the rear.

Outside

There is a small walled garden to the front with a pathway leading to the front door. At the rear there is an enclosed courtyard garden which is low maintenance and pleasantly landscaped. There is a paved seating area adjoining the house which leads to a gravelled area with wooden shed. Gated access to the street.



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 Cross proceed via West Bar Street and continue into the Broughton Road. Continue straight ahead at the roundabout and the property will be found after approximately 0.25 miles on the right hand side, opposite the turning for Crouch Hill Road.



Services

All mains services connected.

Local Authority

Cherwell District Council. Tax band C.

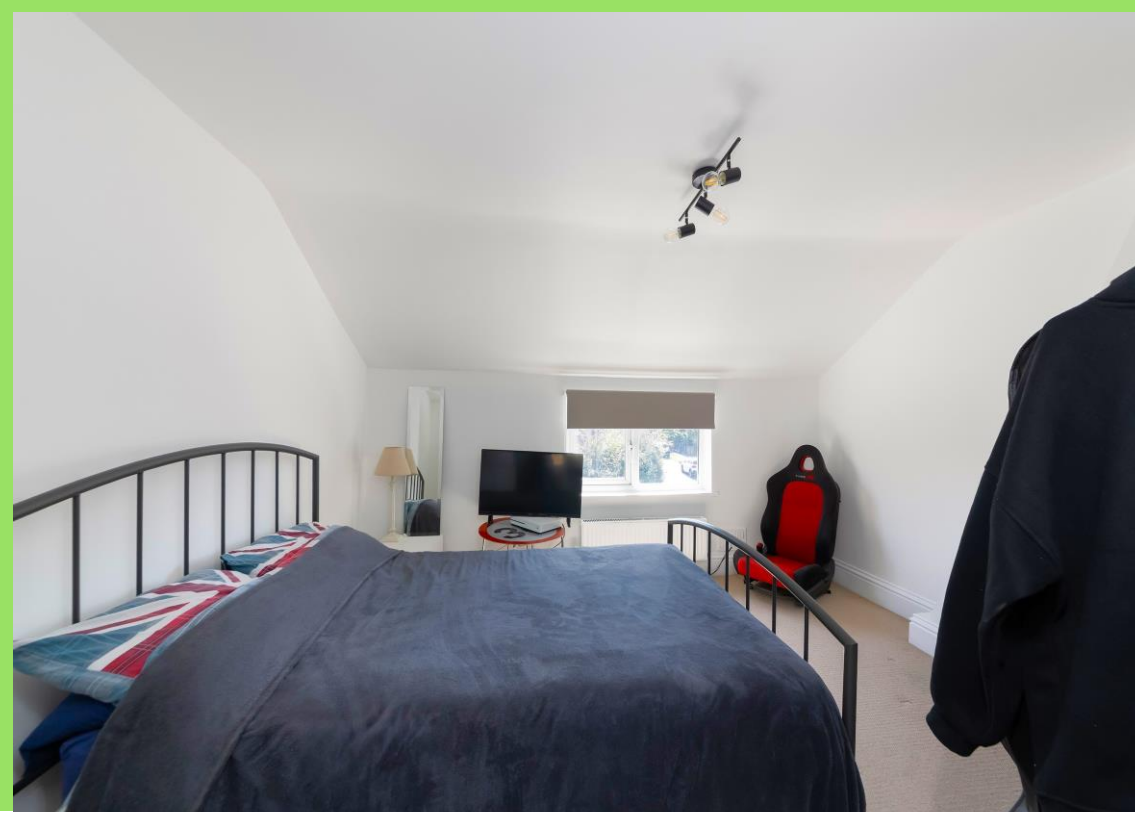
Viewing Arrangements

Strictly by prior arrangement with Round & Jackson

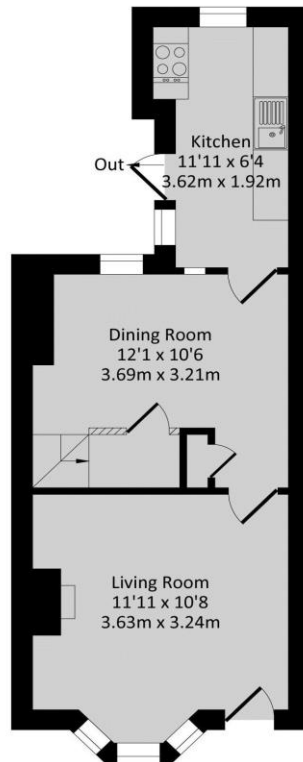
Tenure

A freehold property.

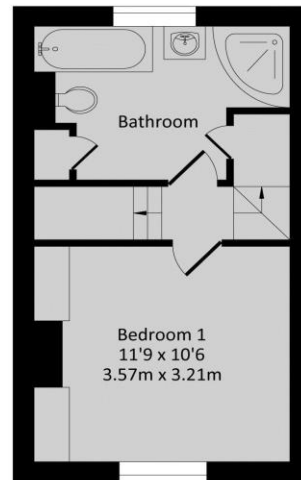
Asking Price £299,950



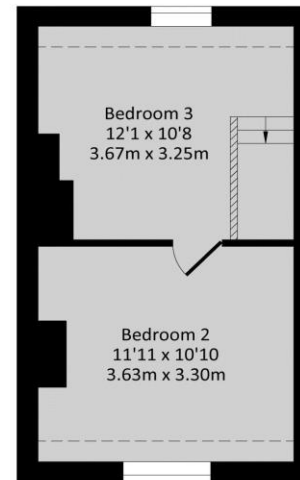
Ground Floor
Approx. Floor
Area 330 Sq.Ft.
(30.70 Sq.M.)



First Floor
Approx. Floor
Area 256 Sq.Ft.
(23.80 Sq.M.)



Second Floor
Approx. Floor
Area 256 Sq.Ft.
(23.80 Sq.M.)



Total Approx. Floor Area 842 Sq.Ft. (78.30 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		91 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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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