



16 West Bar Street
Banbury, Oxon, OX16 9RR



ROUND & JACKSON
ESTATE AGENTS





A three storey Victorian town house with three bedrooms, two reception rooms and two bathrooms, located close to Banbury Cross and the town centre.

The property

16 West Bar Street, Banbury is a three storey Victorian town house which is conveniently located within walking distance of Banbury Cross and the town centre. The property could make an ideal investment purchase or could be suitable for first time buyers looking for the convenience of the town centre amenities. On the ground floor there is an entrance hall, a sitting room, a kitchen/breakfast room, a utility room and a bathroom. On the first floor there is a large landing/reception room, and a double bedroom and on the second floor there are two further bedrooms and a bathroom. There is also a useful basement and a private walled garden.

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

Hall

Main entrance door to the front, stairs to first floor and a door to the sitting room.

Sitting Room

A small reception room with a window to the front, a fireplace with ornate surround and a door to the kitchen/breakfast room.

Kitchen/Breakfast Room

A fitted kitchen with high gloss, slab fronted wall units and base cabinets and drawers. Fitted work surfaces with inset sink/drain and a four-ring gas hob with extractor fan over and a single oven beneath. There is space for a fridge-freezer and a table and chairs. Door to utility room.

Utility/Storeroom

A useful room with ample space for washing appliances and storage. Door to bathroom and door to courtyard. Wall mounted gas fired boiler.

Basement

A useful space and ideal for storage.

First Floor landing/Reception

A very large landing/reception room with a fireplace, a storage cupboard and stairs to the second floor.

Bedroom One

A double room with a fireplace and a window to the front.

Second Floor Landing

Doors to all second-floor accommodation.

Bedroom Two

A double room with a fireplace and a window to the front.

Bedroom Three

A single room with a window to the rear.

Shower Room

Fitted with a glass shower cubicle, a wash hand basin and a low-level WC. Window to the rear.



Outside

To the rear of the property there is a private walled courtyard which is low maintenance.

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

The property is located a very short distance from Banbury Cross. Proceed via West Bar Steet where the property will be found on your right-hand side.

Services

All mains' services connected.

Local Authority

Cherwell District Council. Tax band C.

Viewing Arrangements

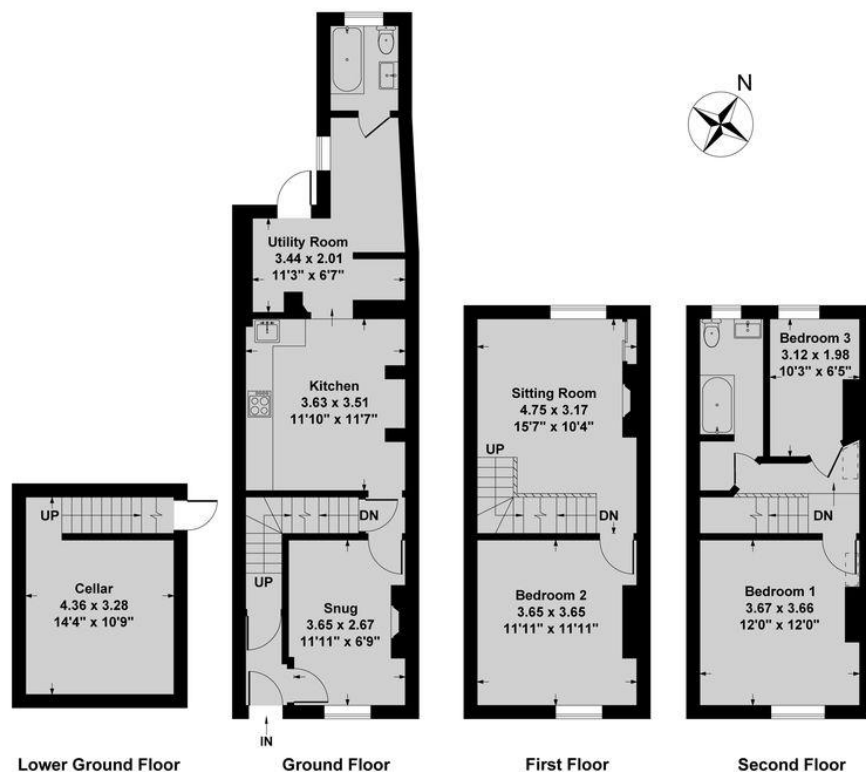
Strictly by prior appointment with Round & Jackson.

Tenure

A freehold property.

Asking Price - £265,000





Lower Ground Floor Approx Area = 14.30 sq m / 154 sq ft
 Ground Floor Approx Area = 44.15 sq m / 475 sq ft
 First Floor Approx Area = 30.14 sq m / 324 sq ft
 Second Floor Approx Area = 30.14 sq m / 324 sq ft
 Total Area = 118.73 sq m / 1277 sq ft

Measurements are approximate, not to scale,
 illustration is for identification purposes only.
www.focuspointhomes.co.uk



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

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