



38 Queens Road
Banbury, Oxon, OX16 0EB



ROUND & JACKSON
ESTATE AGENTS





A three-bedroom Victorian house located in a highly regarded street close to Peoples Park and the town centre.

The property

38 Queens Road, Banbury is a Victorian town house which is conveniently located close to the town centre and People Park. The property has accommodation which is arranged over two floors and as well as a large basement. On the ground floor there is an entrance hallway, an open plan lounge/dining room a modern kitchen and a shower room. On the first floor there is a landing, a cloakroom/WC and three good sized bedrooms. There is a large garden to the rear which is laid to lawn.

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

Hallway

Entrance door to the front, stairs to first floor, door to dining room.

Sitting and Dining Room

The dining room has ample space for a table and chairs, a brick fireplace and a door to the basement. There is door to the kitchen and a large opening leads directly to the sitting room. The sitting room is located to the front and has a bay window and a fireplace.

Kitchen

Re-fitted within recent years with modern eye level cabinets and base units and drawers with work surfaces over. Inset sink and draining board, space for a cooker, washing machine and fridge-freezer. Window to the side, door to shower room.

Shower Room

Recently re-fitted with a modern shower cubicle, a wash hand basin and a low-level WC. Large cupboard housing the gas fired boiler.

First Floor Landing

Hatch to the loft space, storage cupboard and doors to all first-floor accommodation.

Bedroom One

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

Bedroom Two

A double room with a window to the rear.

Bedroom Three

A good-sized room with a window to the rear.

Cloakroom

Wash hand basin and low-level WC.

Outside

The rear garden enjoys exceptional privacy and is largely laid to lawn, complemented by mature trees and established planting. While the garden would benefit from landscaping, it provides an excellent opportunity to design a beautiful and personalised outdoor space.



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 Cross proceed along West Bar and into the Broughton Road. Turn right into Bath Road, left into Park Road and Queen's Road will be found as the first turning on the right. Continue down Queen's Road for approximately 200 yards, where the property will be found on the left-hand side.

Services

All mains services connected.

Local Authority

Cherwell District Council. Tax band C.

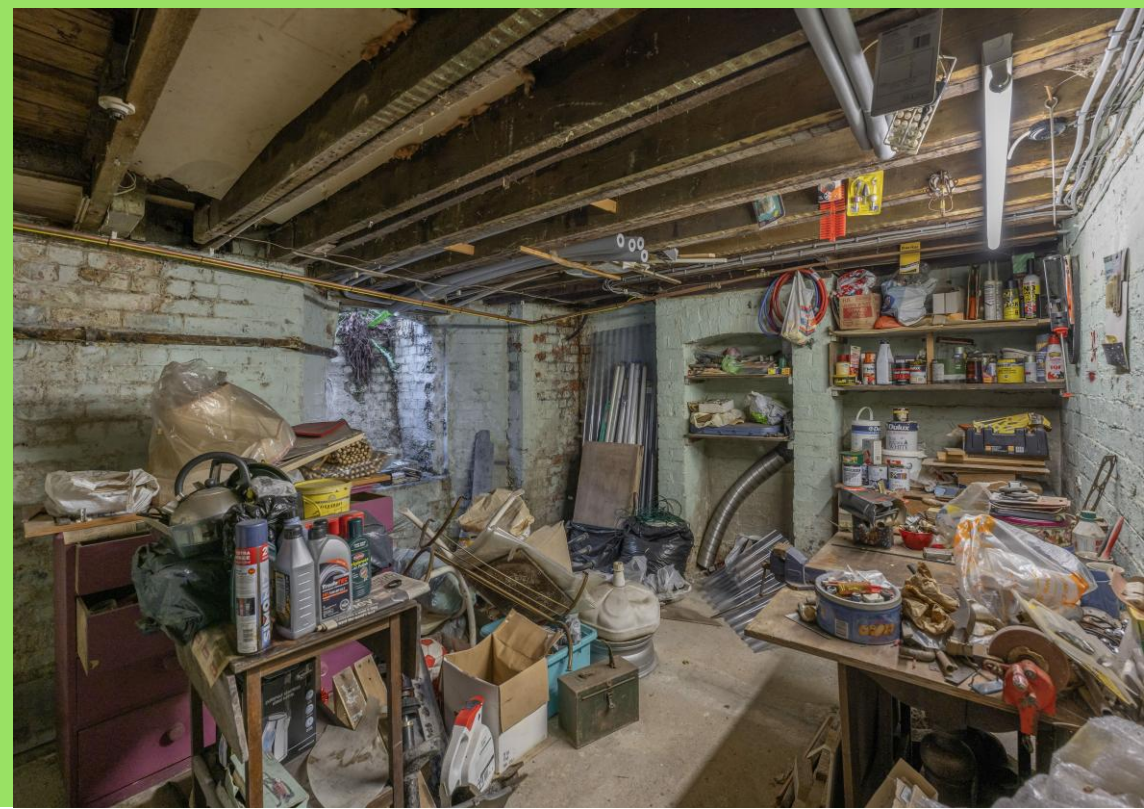
Viewing Arrangements

Strictly by prior arrangement with Round & Jackson.

Tenure

A freehold property

Asking Price: £270,000

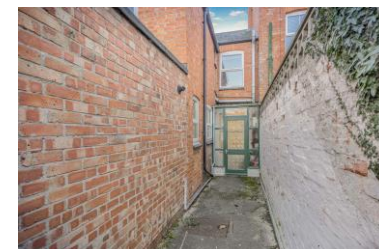




Lower Ground Floor Approx Area = 52.32 sq m / 563 sq ft
 Ground Floor Approx Area = 37.56 sq m / 404 sq ft
 First Floor Approx Area = 32.80 sq m / 353 sq ft
 Total Area = 136.97 sq m / 1474 sq ft

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

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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