



14 Grosvenor Road  
Banbury, Oxon, OX16 5HN



ROUND & JACKSON  
ESTATE AGENTS









A beautifully presented two-bedroom Edwardian house with a great wealth of character combined with contemporary modern fittings which is conveniently located close to the train station and town centre.

#### The Property

14 Grosvenor Road, Banbury is a beautiful Edwardian property which is conveniently located close to the town centre, amenities and train station. The property is very well presented throughout and has been updated within recent years, retaining many of the original period features combined with high quality kitchen and bathroom fittings. On the ground floor there is an entrance hallway, two reception rooms and a modern kitchen which was replaced by the current owners in 2022. On the first floor there are two bedrooms, a large family bathroom and a landing with stairs rising to the third-floor loft room which is a useful additional space with built in eaves storage. Outside of the property there is a short path with a step up to the front door and to the side, there is access to the private rear garden through a shared passageway. The main area of garden is located to the rear and is low maintenance and paved with raised plant and flower beds.

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

#### Entrance Hallway

Main entrance stained glass door to the front, original tiled flooring, wooden stairs to the first floor and doors to sitting and dining room.

#### Sitting Room

Located to the front of the property, a good-sized reception room with a bay window and a built-in window seat with storage and wooden shutters. There are many character features including restored exposed original wooden flooring, a central fireplace and a stained glass door.

#### Dining Room

A continuation of the wooden flooring, a central fireplace, stained glass double doors leading to the rear garden, a useful understairs storage cupboard and open doorway to the kitchen.

#### Kitchen

Fitted with a range of modern shaker style cabinets with base units and drawers with high quality quartz work tops over, tiled splash backs, three sash windows to the rear and side aspect and a door leading to the garden. The kitchen includes an integrated pyrolytic double oven/microwave, five-ring induction hob, Belfast sink and draining board. There is space and plumbing for a washing machine, full size dishwasher and full height fridge/freezer.



#### First Floor Landing

Doors to all first floor accommodation, stairs rising to the second floor, an airing cupboard which houses the combination boiler, a built in wardrobe and a sash window to the front aspect.

#### Bedroom One

A double bedroom with a sash window to the front aspect, a built in wardrobe, exposed wooden flooring and a feature period fire place.

#### Bedroom Two

A double bedroom with a sash window to the rear aspect and exposed wooden flooring.

#### Family Bathroom

Re-fitted by the current owners in 2021, a very spacious room fitted with a vanity unit, W.C., heated towel rail, a free standing roll top bath and a walk in rainfall shower with a separate shower attachment. There are attractive tiled splash backs throughout and a sash window to the rear aspect.

#### Loft Room

A useful additional space with a Velux style window to the rear aspect and fitted eaves storage throughout.



### Outside

To the front of the property there is a short path with a step up to the front door and to the side, there is access to the private rear garden through a shared passageway. The main area of the garden is located to the rear and is private and low maintenance. There is a good sized patio seating area and raised flower and plant beds.

### 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 the Town and many places of historical interest are within easy reach.

### Directions

From Banbury Cross proceed via the High Street and continue into George Street. Turn Right at the crossing into Newland Road then continue over the crossroads and take the second left hand turn into Grosvenor road. Number 14 will be found opposite the T-junction in the middle of the terrace.

### Services

All mains' services connected. The gas fired combination boiler is located in the airing cupboard and was fitted in 2021.

### Local Authority.

Cherwell District Council. Tax band B.

### Viewing arrangements

Strictly by prior arrangement with Round & Jackson.

**Asking Price: £300,000**



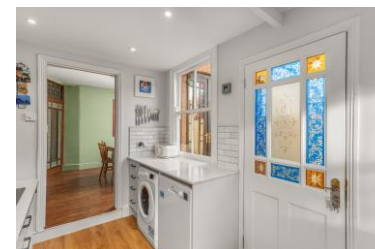






Ground Floor Approx Area = 43.11 sq m / 464 sq ft  
 First Floor Approx Area = 42.35 sq m / 456 sq ft  
 Second Floor Approx Area = 15.02 sq m / 162 sq ft  
 Total Area = 100.48 sq m / 1082 sq ft

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		
69-80	C		79 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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