



49A Park Road
Banbury, Oxon, OX16 0DH



ROUND & JACKSON
ESTATE AGENTS





A spacious and well presented four bedroom mid-terrace townhouse arranged over three floors in a popular Banbury location and close to a wide range of amenities.

The property

This substantial four bedroom townhouse offers spacious and flexible accommodation ideal for modern family living. The property is entered via a large and welcoming entrance hall which provides access to the cloakroom, kitchen/diner and sitting room. The modern kitchen/diner is fitted with a range of contemporary wall and base units with ample worktop space and room for dining furniture, creating an excellent social and family space. To the rear of the property, the generously proportioned sitting room enjoys views over the garden and opens into the conservatory, providing additional reception space and direct access outside. On the first floor, the landing leads to the impressive principal bedroom which benefits from fitted storage and an en-suite shower room. There is a further double bedroom on this floor together with the family bathroom fitted with a modern suite. The second floor offers two further spacious double bedrooms for use as guest rooms, children's bedrooms or home office space. Externally, the property enjoys a driveway to the front providing off-road parking for up to four vehicles. To the rear is an enclosed garden laid to lawn with a block paved area and double gates opening onto Poolside Close.

Entrance Hallway

A large and welcoming entrance hall with oak flooring, stairs rising to the first floor and doors leading to the cloakroom, kitchen/dining room and sitting room.

Cloakroom

Fitted with a low-level WC and wash hand basin.

Kitchen

A modern fitted kitchen comprising a range of wall and base units with quartz work surfaces over, inset sink and drainer, space for appliances and ample room for dining furniture.

Sitting Room

A spacious reception room with plenty of natural light and access through to the conservatory, creating an excellent family living area.

Conservatory

A useful additional reception space overlooking the rear garden with doors opening onto the patio and lawn.

Main Bedroom

A generous double bedroom benefiting from an en-suite shower room, a built in double wardrobe and ample space for bedroom furniture.

Bedroom Two

A further spacious double bedroom overlooking the front aspect with a built in wardrobe.

Family Bathroom

Fitted with a modern suite comprising panelled bath, wash hand basin with vanity unit and low-level WC. Attractive modern tiling, window to front.

Bedroom Three

Located on the second floor, a large double room with a window to the rear and built in wardrobe.

Bedroom Four

A double room with a window to the front.

Outside

Driveway parking to the front of the property providing off-road parking for up to four vehicles. The rear garden is laid to lawn with a large block paved area and gated double doors opening onto Poolside Close.



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 via West Bar and continue into the Broughton Road. Turn right into Bath Road and then left into Park Road. Follow the numbering system where the property will be found on the right hand side before the turn for Poolside Close.

Services

All mains services connected.

Local Authority

Cherwell District Council.

Viewing Arrangements

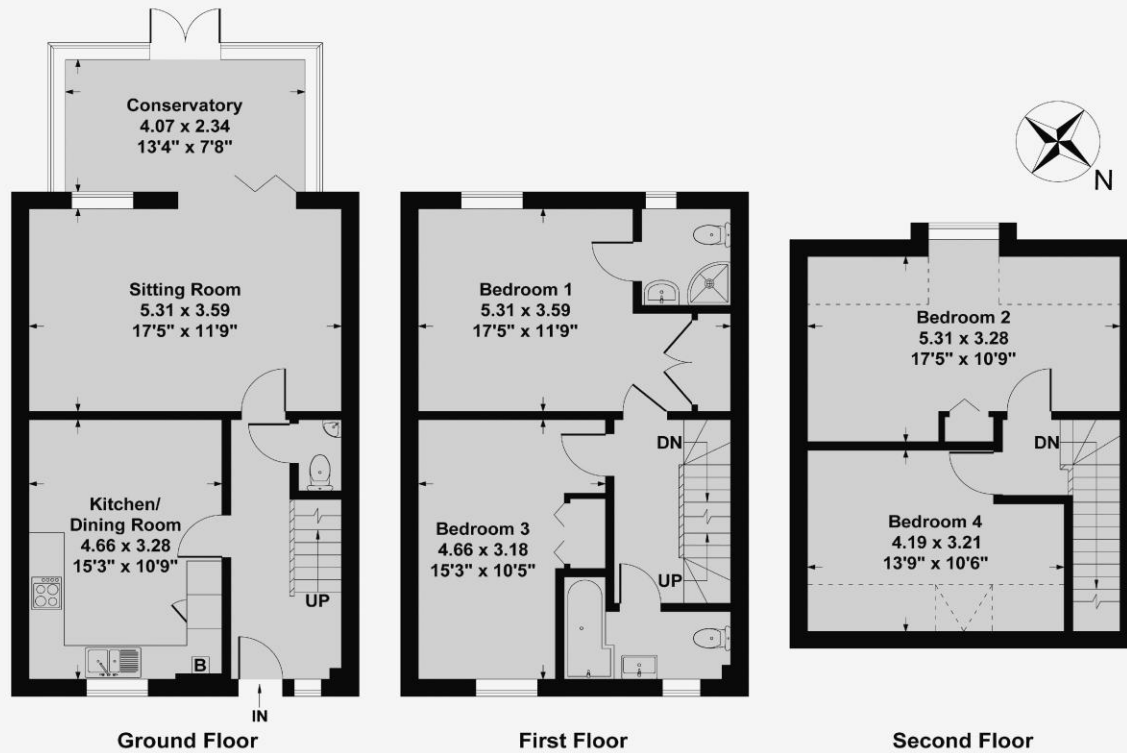
Strictly by prior arrangement with Round & Jackson.

Tenure

A freehold property

Asking Price: £425,000





Ground Floor Approx Area = 55.03 sq m / 592 sq ft
First Floor Approx Area = 44.28 sq m / 477 sq ft
Second Floor Approx Area = 35.61 sq m / 383 sq ft
Total Area = 134.92 sq m / 1452 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		84 B
69-80	C	80 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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