



11 East Street
Banbury, OX16 3LL



ROUND & JACKSON
ESTATE AGENTS





A spacious, three-bedroom Victorian townhouse set over three floors, offering spacious living and a large rear garden. Featuring an open-plan living/dining room and kitchen extension, the property is ideally located close to the train station. Offered for sale with no onward chain.

The property

11 East Street, Banbury is a spacious, three-bedroom Victorian townhouse arranged over three floors, offering flexible accommodation and plenty of character. The ground floor features an open-plan living/dining room with fireplace, leading through to a fitted kitchen extension with direct garden access. Upstairs, the property offers two bedrooms and a family bathroom on the first floor, with a large double bedroom occupying the top floor and benefitting from useful eaves storage. Externally, there is a generous rear garden with patio area and rear access, along with a low-maintenance front garden. Ideally positioned close to local amenities and the train station, this attractive period home is offered with no onward chain. We have prepared a floor plan to show the room sizes and layout, some of the main features include:

Entrance Porch

A useful entrance porch with terracotta tiled flooring and a door leading into the main living accommodation.

Sitting/Dining Room

A spacious open-plan sitting/dining room featuring a central stone fireplace, wooden flooring, and a window to the front aspect. The dining area includes a useful built-in cupboard, stairs rising to the first floor, and access through to the kitchen.

Kitchen Extension

Fitted with a shaker-style kitchen complemented by wooden worktops and tiled splash backs. There is an inset sink and drainer, integrated electric oven with four-ring gas hob and extractor hood, and an integrated dishwasher. Space and plumbing for a washing machine. Tiled flooring, window to the rear aspect, and a glazed door opening onto the garden. Wall-mounted Glow worm gas-fired boiler.

First Floor Landing

Small landing area with doors to all rooms and stairs rising to the second floor.

Bedroom One

Located on the first floor, a good-sized double bedroom with window to the front aspect, original fireplace, built-in wardrobe, and exposed floorboards.

Bedroom Three

Locate on the first floor, a well-proportioned single bedroom with window to the rear aspect and a built-in cupboard housing the hot water tank.

Bathroom

Fitted with a white suite comprising panelled bath, wash basin, and WC. White tiled splash backs, tile-effect flooring, and a window to the rear aspect.

Bedroom Two

Located on the second floor, a large double bedroom with window to the front aspect, built-in cupboard, and access to useful eaves storage via two doors (restricted head height in parts). Loft hatch access.

Outside

To the rear of the property there is a generous rear garden mainly laid to lawn with established trees and shrubs. Paved patio area adjoining the property, outside tap, and rear access via a neighbouring right of way. To the front of the property there is a low-maintenance gravel garden with gated access and a low-level wall fronting the road. There is a right of access across the rear for neighbouring properties.



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. Local primary schools and nursery schools are with easy reach.

Directions

From Banbury town centre proceed in an easterly direction via Bridge Street and continue into the Middleton Road. Continue over the mini roundabout and take the next left hand turn into East Street. The property will be found after a short distance on left hand side.



Services

All mains services connected. The gas fired boiler is located in the kitchen.

Local Authority

Cherwell District Council. Tax band B.

Viewing Arrangements

Strictly by prior arrangement with Round & Jackson.

Tenure

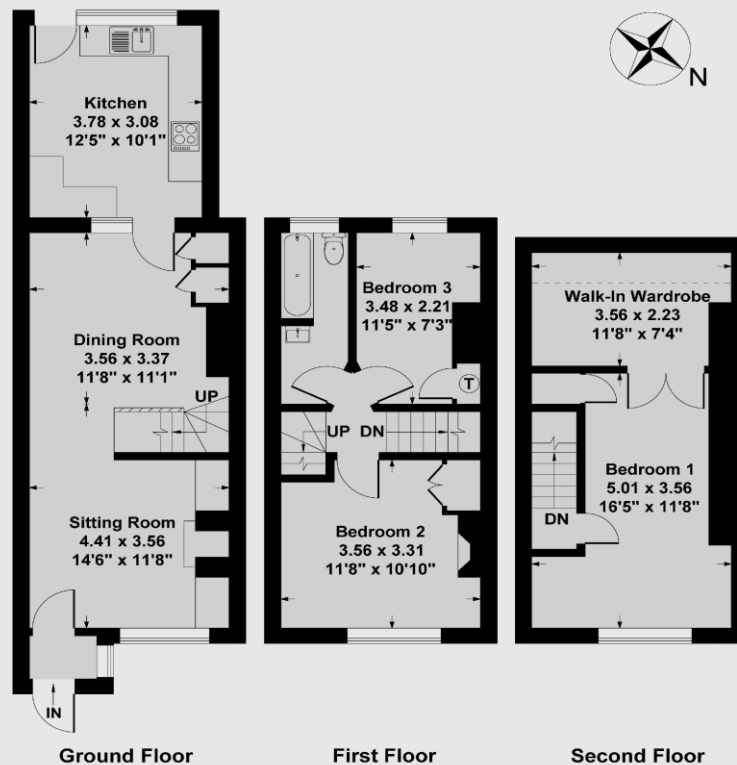
A freehold property.

Agents Note

The current owner made an insurance claim for subsidence to the kitchen extension, this was rectified professionally and signed off in 2023. We have documents to elaborate on works carried out.

Asking Price: £225,000





Ground Floor Approx Area = 41.46 sq m / 446 sq ft
First Floor Approx Area = 27.69 sq m / 298 sq ft
Second Floor Approx Area = 26.30 sq m / 283 sq ft
Total Area = 95.45 sq m / 1027 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		83 B
69-80	C		
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

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