



168 Warwick Road
Banbury, OX16 2AP



ROUND & JACKSON
ESTATE AGENTS





A spacious four-bedroom late Edwardian mid-terraced home arranged over three floors. Features include an open-plan sitting/dining room, second-floor bedroom suite and pleasant rear garden.

The property

A spacious and characterful four-bedroom late Edwardian mid-terraced home, offering versatile accommodation arranged over three floors, with a pleasant rear garden and a generous open-plan sitting and dining room. The property retains some attractive period features, including a working fireplace and bay windows, whilst benefiting from a spacious fitted kitchen, ground floor WC, family shower room and an impressive second-floor bedroom suite with its own shower and separate WC. Further benefits include gas central heating with a modern Nest control system, useful built-in storage and a well-maintained rear garden with a powered garden shed. We have prepared a floor plan to show the room sizes and layout. Some of the main features include:

Sitting/Dining Room

A spacious and welcoming open-plan reception room with attractive bay windows to the front aspect, a working fireplace and plenty of space for furniture. An attractive archway provides a natural separation between the sitting and dining areas, whilst a staircase rises to the first floor and a glazed door leads into the kitchen.

Kitchen

A spacious kitchen fitted with a range of white gloss cabinets with worktops over and tiled splash backs. There is an inset sink and drainer, space for a range cooker and fridge freezer, and space and plumbing for a slimline dishwasher. Further features include tiled flooring, a cupboard housing the Potterton gas-fired boiler and French doors opening directly onto the rear garden. A further door leads into the ground floor W.C.

Cloakroom/W.C

Fitted with a white suite comprising a toilet and hand basin, with tiled splash backs, tiled flooring and a window to the rear aspect.

First Floor Landing

Doors provide access to all first-floor rooms, with a further door opening onto the staircase leading to the second floor.

Bedroom One

A particularly spacious and bright double bedroom with two windows to the front aspect. There is plenty of space for bedroom furniture, together with a built-in cupboard and curtain-fronted wardrobes.

Bedroom Two

Another generous double bedroom with a window overlooking the rear garden and useful built-in shelving.

Bedroom Three

single bedroom with a window to the rear aspect, currently utilised as a hobby room but equally suitable as a nursery or home office.

Family Shower Room

Fitted with a white suite comprising a large shower cubicle with Triton electric shower, toilet and wash basin with storage cupboard beneath. Further features include tiled splash backs, a heated towel rail, vinyl flooring and a window to the rear aspect.

Bedroom Four

An impressive and particularly spacious double bedroom suite occupying the second floor, with a Velux window to the rear aspect and a further window to the front, providing plenty of natural light. There is useful built-in storage, hanging rails within the eaves and access to the loft space. The room also benefits from a separate shower enclosure with an electric shower and panelled splash backs along with a further separate W.C.

Front Garden

An attractive frontage with a pathway and steps leading to the front entrance. Established planting beds are arranged over three levels, complemented by attractive stone retaining walls, creating a pleasant approach to the property.



Rear Garden

A pleasant and well-maintained rear garden with a paved patio adjoining the house, providing an ideal space for outdoor seating and entertaining. There is an outside tap and gated side access, with steps leading up to a lawned garden bordered by raised gravel planting beds. At the foot of the garden is a further paved seating area with a gravel border, together with a useful timber shed benefiting from power and lighting, which will remain as part of the sale.

Additional Information

The property benefits from gas-fired central heating with a modern Nest heating control system, which will remain as part of the sale.

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 in a northerly direction and turn left at the cross roads traffic lights into the Warwick Road. Continue along passing the police station and the petrol station where the property will be found on the right hand side around 200 yards past the turning for Neithrop Avenue.

Services

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

Local Authority

Cherwell District Council. Tax band C.

Tenure

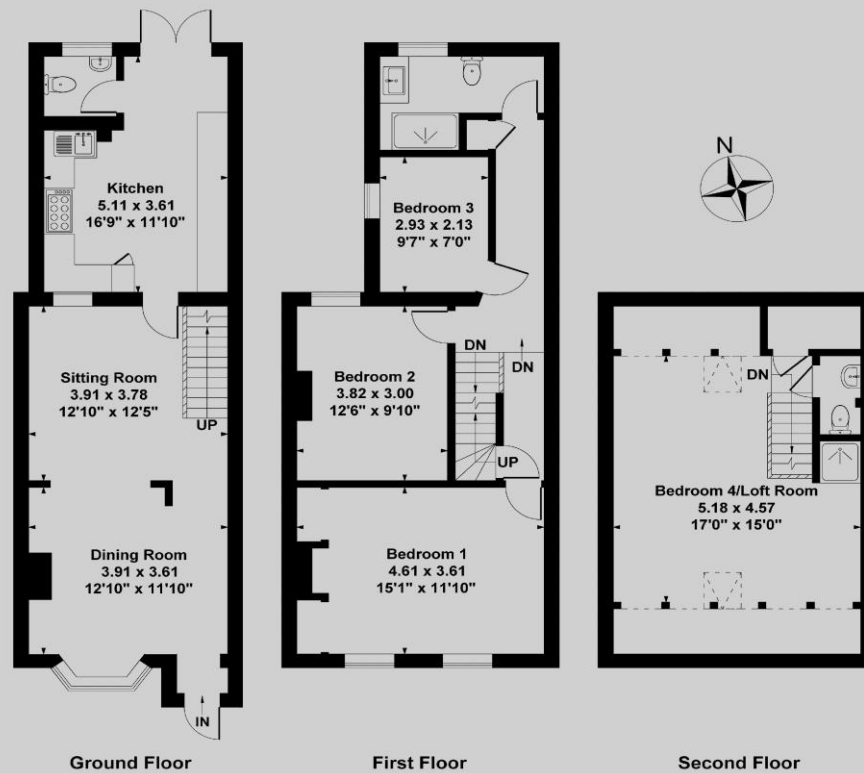
A freehold property.

Viewings

Strictly by appointment with Round & Jackson.

Asking Price: £325,000





Ground Floor Approx Area = 50.53 sq m / 544 sq ft
 First Floor Approx Area = 54.11 sq m / 582 sq ft
 Second Floor Approx Area = 25.90 sq m / 279 sq ft
 Total Area = 130.54 sq m / 1405 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		77 C
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		

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