



## 52 Bath Road, Banbury, OX16 0TR

### Offers in excess of £250,000

Goodmove present this well-proportioned 3 bedroom mid-terrace home that is perfectly positioned on Bath Road, offering the best of town living with everything on your doorstep.

Spanning three floors the home provides flexible accommodation. The ground floor features a generous Sitting/Dining Room with space for family gatherings, plus a separate Kitchen. Upstairs you'll find 2 double Bedrooms and a family Bathroom. The second floor boasts a large Bedroom 3, ideal as a guest room, home office, or child's room.

**Location Benefits:** Town Centre & High Street shops, cafes, and restaurants just a 10 minute walk  
Banbury Train Station with direct links to London Marylebone, Oxford & Birmingham is approx 0.6 miles  
M40 Jct 11 provides quick access to Oxford, Birmingham and London

**Schools & Amenities:** Close to Banbury Primary schools, Southam Road shops, and Spiceball Park Leisure Centre  
Local Green Space: Canal walks and Peoples Park are nearby for weekend strolls

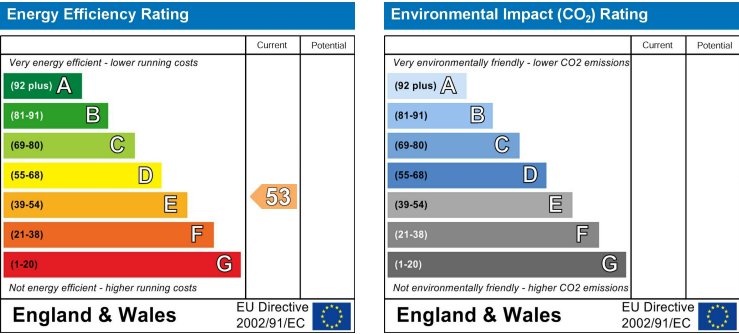
Ideal for first-time buyers, commuters, and small families. Bath Road is a popular, established residential street known for its convenience and community feel. Early viewings are advised.





Disclaimer

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
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