

Connells

Park Road
Banbury

Park Road
Banbury OX16 0DW

for sale
£395,000







Property Description

Situated in a highly desirable central Banbury location, this attractive Victorian townhouse offers over 1,200 sq. ft. of beautifully proportioned accommodation arranged over three floors, combining period charm with practical family living.

The property is entered via a welcoming hallway which leads to a characterful sitting room enjoying high ceilings, large windows and an attractive fireplace. Beyond is a spacious dining room which provides an excellent entertaining space and flows through to the impressive 20ft kitchen, fitted with a range of units and offering ample workspace and storage.

On the first floor are two bedrooms and a family bathroom. Bedroom three is a generous double room, whilst bedroom four offers flexibility as a child's bedroom, nursery, dressing room or home office.

The second floor is dedicated to two further excellent double bedrooms, both enjoying generous proportions and creating an ideal arrangement for growing families or those requiring additional workspace.

Outside, the property benefits from a mature rear garden with established planting, providing a private outdoor retreat and plenty of scope for keen gardeners.

Rich in character features and occupying a convenient location within easy reach of Banbury town centre, the railway station and local amenities, this charming home presents a wonderful opportunity for buyers seeking space, character and convenience.

Information

Park Road is a highly regarded residential address situated close to Banbury town centre.

Banbury offers an excellent range of shopping, leisure and dining facilities including Castle Quay Shopping Centre, supermarkets, cafés and restaurants. The town's mainline railway station provides regular services to London Marylebone, Oxford and Birmingham, making the area particularly attractive for commuters.

Families are well catered for with a selection of well-regarded primary and secondary schools nearby. There are also numerous parks, recreational facilities and countryside walks within easy reach.

The property enjoys excellent road connections via the M40 (Junction 11), providing access to Oxford, Birmingham, Warwick, Stratford-upon-Avon and the wider motorway network.

A wonderful character home full of charm and period features, perfectly positioned to enjoy everything Banbury has to offer. The flexible three-storey layout and excellent central location make it an ideal property for professionals, families and those seeking convenience without compromising on character."

Approx Distances

* Banbury Town Centre: 0.4 miles

* Banbury Railway Station: 0.8 miles

* People's Park: 0.3 miles
* M40 Junction 11: 2.5 miles

* Oxford: 26 miles

Birmingham: 43 miles

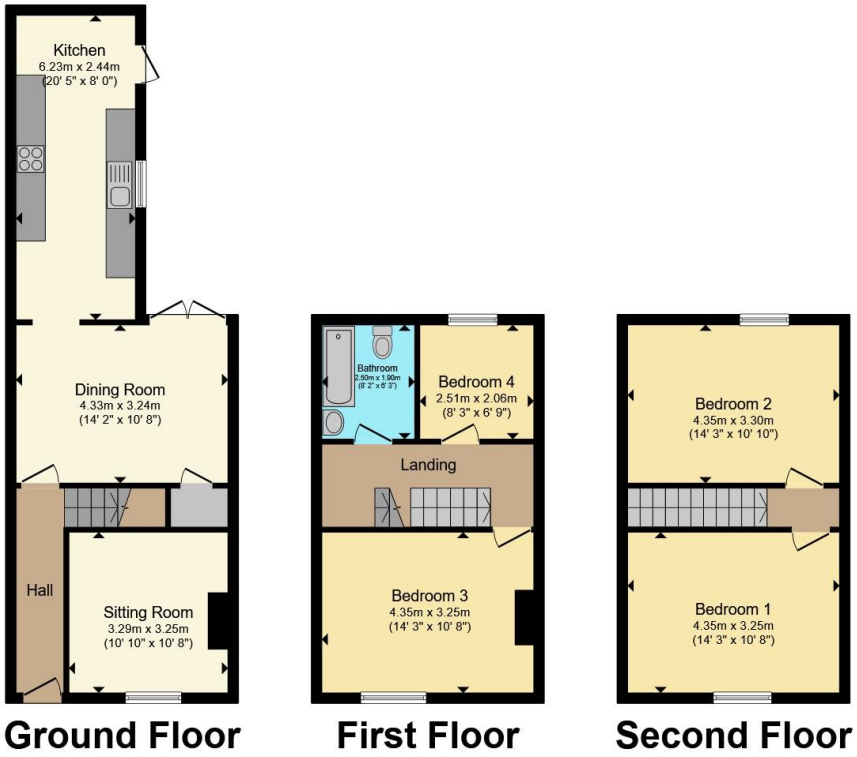
Anti Money Laundering

Please be aware that in line with UK regulatory requirements, if your offer is successful, we will require ID and proof of addresses from all buyers prior to formally processing any accepted offers.

An AML fee of £80 (Including VAT) is also payable at this stage and covers the cost of carrying out the required identify and anti-money laundering checks. Once the payment has been taken and the checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.











Total floor area 113.3 m² (1,219 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells

To view this property please contact Connells on

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33 Bridge Street
BANBURY OX16 5PN

EPC Rating: D

Council Tax Band: C

Tenure: Freehold

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The Property Ombudsman

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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. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.