



34 Gibbs Road, Banbury, Oxon OX16 3HJ
Guide Price £285,000 Freehold

Stanbra
Powell

Estate Agents
Valuers
Property Lettings





Well presented three bedroom Victorian home.

Entrance hall | Living room | Dining room | Kitchen | Three bedrooms | Bathroom | Pleasant south facing rear garden

Located within easy walking distance of the railway station, town centre and many other amenities, is this well presented three bedroom Victorian three-storey home. The property benefits from two reception rooms, kitchen, two first floor bedrooms with a bathroom and master bedroom on the top floor. The property also has a pleasant south facing rear garden.

Ground Floor

Entrance via UPVC double glazed door. Under covered porch area.

Entrance hallway: Stairs rising to first floor. Access to dining room.

Dining room: Good sized dining area. Understairs storage cupboard. Radiator. Original storage cupboards. UPVC double glazed door opens into rear garden. Opening through into living room.

Living room: UPVC double glazed bay window to front aspect. Radiator. Log burner with brick and oak mantel.

Kitchen: Range of base and eye level units. Laminate worktop. Space and plumbing for washing machine, dryer, fridge/freezer and cooker, as well as built-in stainless steel sink unit. Tiling to splashback areas. UPVC double glazed window to side aspect and double glazed double doors opening onto rear patio. Tiled flooring.

First Floor

Landing: UPVC double glazed window to rear aspect. Stairs rising to second floor.

Bedroom two: Double bedroom with UPVC double glazed window to rear aspect. Radiator.

Bedroom three: Good size single room with UPVC double glazed window to front aspect. Radiator.

Bathroom: Three piece white suite comprising low level WC, washhand basin and panel bath with electric shower over. Feature obscured glass cube wall. Tiling to splashback areas. Exposed original wood flooring. UPVC double glazed obscured window to rear aspect.

Second Floor

Bedroom one: Built-in wardrobes. Radiator. UPVC double glazed dormer window to front aspect.

Outside

Front garden: Enclosed by low-level wall. Original block paved pathway leading to front door. Shingled front garden with patio border.

South facing rear garden: Stepping out onto L-shaped paved patio area. Outside tap. The rest of the garden is mostly laid to lawn with flower and shrub borders. The garden itself is enclosed by timber panel fencing.

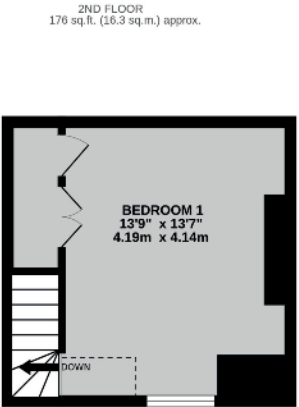
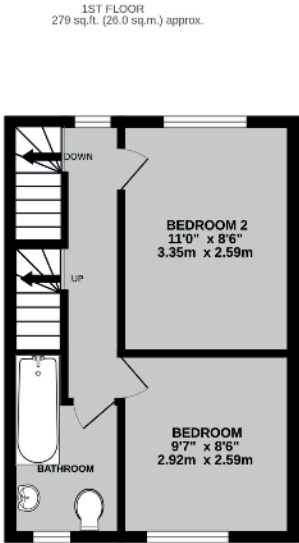
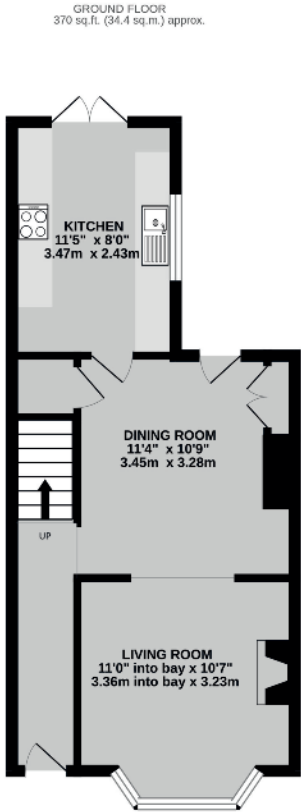
Services: All
Authority: Cherwell District Council
Directions: From Banbury Cross proceed east through the High Street, continuing into George Street and at the traffic lights turn left into Lower Cherwell Street, first right over the railway bridge, taking the second turn left into West Street. Follow this road round and Gibbs Road is on the right.







Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		



TOTAL FLOOR AREA: 825 sq.ft. (76.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Important Agent's Note All services throughout the property are untested. Any applicants must satisfy themselves with the condition of any central heating systems, fitted gas fires, showers or any other installations (where applicable). Also all measurements should be taken as approximate, although every care is taken in their accuracy. These details contained hereon are for information purposes only and do not form the basis of a contract.

Viewing: Through appointment with Stanbra Powell



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