

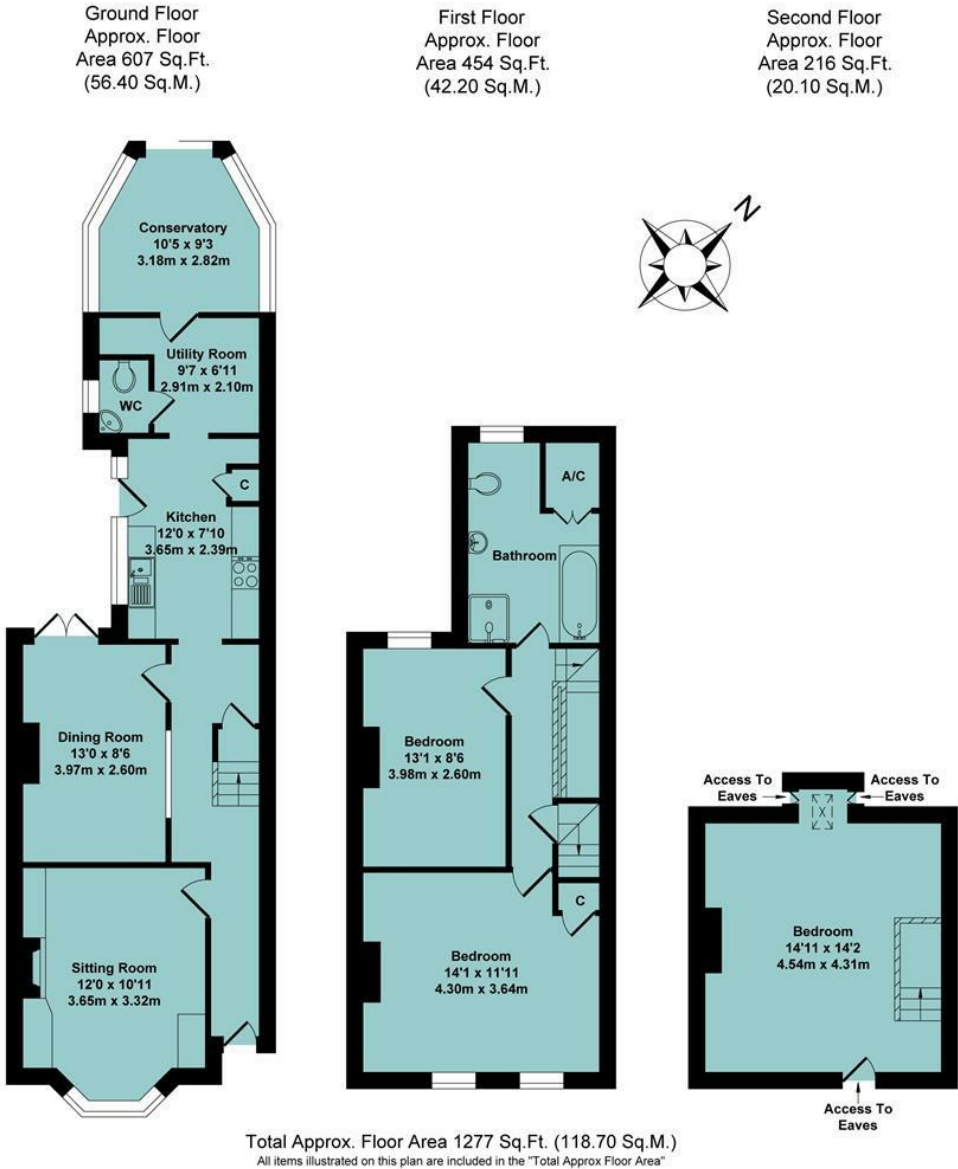
Agents Note

All room dimensions show maximum approximate measurements unless stated to the contrary. Facts provided by the vendors of this property are not a warranty. Room sizes are approximate and rounded and should not be relied upon for carpets and furnishings. Any purchaser is advised to seek professional or specialist advice. The description is not designed to mislead, please feel free to speak with us regarding any aspect unclear before viewing.

Referral fees

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		



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PROPERTY MISDESCRIPTIONS ACT 1991: The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.



28 Queens Road
Banbury



28 Queens Road, Banbury, Oxfordshire,
OX16 0EB

Approximate distances
Banbury town centre 0.3 miles
Junction 11 (M40) 1.5 miles
Banbury railway station 1 mile
Oxford 22 miles
Stratford upon Avon 18 miles
Banbury to London Marylebone by rail approx. 55 mins
Banbury to Oxford by rail approx. 17 mins
Banbury to Birmingham by rail 50 mins approx.

A CHARMING THREE STOREY VICTORIAN TERRACED
TOWNHOUSE IN A DESIRABLE ROAD CLOSE TO
PEOPLE'S PARK ONLY A SHORT WALK FROM THE
TOWN CENTRE

Hall, sitting room, dining room, kitchen, rear
lobby/utility, cloakroom, conservatory, three good
bedrooms, large first floor bathroom, good sized
rear garden, gas ch via rads, uPVC double glazing,
original features. Energy rating D.

£285,000 FREEHOLD



Directions

From Banbury town centre proceed from Banbury Cross along West Bar and continue into Broughton Road. Having passed the college turn right into Bath Road and then first left into Park Road. Take the next turning on the right into Queens Road and the property will be found after approximately 250 yards on the left hand side.

Situation

BANBURY is conveniently located only two miles from Junction 11 of the M40, putting Oxford (23 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 (55 mins) and Birmingham Snow Hill (55 mins). Birmingham International airport is 42 miles away for UK, European and New York flights. Some very attractive countryside surrounds and many places of historical interest are within easy reach.

A floorplan has been prepared to show the dimensions and layout of the property as detailed below. Some of the main features are as follows:

* A brick built three storey Victorian townhouse with a number of original features.

* There is a larger than average rear garden which has been landscaped by the vendors which was inspired by the gardens at Hidcote Manor.

* Hall with useful recess currently used as a study area, understairs cupboard.

* There are two ground floor reception rooms including a sitting room with exposed wood floor, bay window, cast iron Victorian fireplace and built-in cupboard and the dining room which has exposed wood floor, disused fireplace with exposed brick lintel, French doors opening to the rear garden and there is a conservatory with uPVC double glazed windows and sliding patio doors opening to the rear garden, radiator, light and power connected.

* The kitchen has a range of white units and is well lit with window and door to the side. There is a built-in oven, gas hob and hood over, plumbing for dishwasher and washing machine, space for fridge/freezer, built-in cupboard, ceramic tiled floor, door and window to side, access to a rear lobby/utility with plumbing for washing machine and space for tumble dryer, freezer etc, ceramic tiled floor and door to the ground floor cloakroom which has white suite, window, radiator. Glazed door to conservatory.

* Conservatory with windows and patio doors opening to the rear garden, wall light point.

* Three good bedrooms over two floors including a large double bedroom on the first floor with two windows to the front and door to built-in cupboard. A second large single/small double with exposed floorboards and window to the rear. On the second floor there is a large double attic bedroom with exposed wood floorboards, window and door to undereaves storage.

* The first floor bathroom is larger than average and fitted with a four piece white suite comprising panelled bath with mixer taps and shower attachment, separate shower cubicle, wash hand basin and WC, built-in airing cupboard with wall mounted gas fired combination boiler, window.

* The well stocked landscaped garden is generous in size and has been designed with different areas including a patio, steps down to a sunken garden with small pond and raised beds. Beyond that a path leads to an area of flower beds and borders beyond which is a timber shed and raised planters, Apple Tree. Pedestrian rear access.

Services

All mains services are connected. The wall mounted gas fired combination boiler is located in the bathroom.

Local Authority

Cherwell District Council. Council tax band C.

Viewing

Strictly by prior arrangement with the Sole Agents Anker & Partners.

Energy rating: D

A copy of the full Energy Performance Certificate is available on request.