



50 Queens Road, Banbury, Oxon OX16 0EB
'Guide Price' £385,000

**Stanbra
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Beautifully presented three bedroom Victorian home.

Entrance hallway | Living/dining room | Refitted kitchen/breakfast room | Sitting room | Three double bedrooms | Large refitted bathroom | 90 ft Rear garden | Character features throughout

Located in this popular Victorian street minutes from the town centre is this beautifully renovated three double bedroom character home. The property benefits from two reception rooms, a refitted kitchen, 90 ft rear garden, three double bedrooms and exquisitely finished four piece bathroom. The property has been finished to the highest standard throughout, and an internal viewing to appreciate the finish is highly recommended.

Ground Floor

Entrance via refurbished original front door to:

Entrance hall: Rustic tiled flooring, doors to ground floor accommodation. Engineered wood flooring in the inner hallway. Staircase rising to first floor.

Sitting room: Original exposed floorboards. Log burner. UPVC double glazed sash window to the front aspect. Original cupboard housing metal fuse box fitted in 2023.

Living/dining Room: Engineered wood flooring. Log burner installed in 2022. Traditional column radiator. Large understairs storage cupboard currently housing a tumble dryer. UPVC double glazed window overlooks the rear garden. Original glazed door leads to:

Kitchen/breakfast room: Refitted in 2023. Range of base and eye level units sympathetically chosen to accentuate character with a Quartz worktop (made by Caesarstone). Belfast sink with Lusso tap, built-in fridge freezer, as well as a Bertazzoni oven, four ring gas hob with extractor hood above. Built-in Bosch microwave and dishwasher. Integrated washing machine. Vertical column radiator. Patterned tiled floor. Two velux windows add additional light to this already bright room. At the rear of the kitchen there is a breakfast bar area with solid wood top, which overlooks the rear garden from two aluminium black frame double glazed windows. There is also an additional aluminium double glazed window that overlooks the patio area and an aluminium double glazed door leading to the rear garden with built-in blinds.

First Floor

Landing: UPVC double glazed window to the side aspect. Column radiator. Doors to, first floor accommodation. Airing cupboard housing combination boiler which was installed in 2023. Door then leads to a stairwell area which leads to the second floor.

Bedroom two: Large double bedroom with UPVC double glazed sash window to the front aspect. Column radiator. Built-in wardrobe.

Bedroom three: Double bedroom with engineered wood flooring. Column radiator. UPVC double glazed sash sized window overlooking rear garden. **En-suite area** with refitted low level WC and corner marble sink unit.

Second Floor

Landing: UPVC double glazed window to the side aspect. Doors to 2nd floor accommodation.

Bedroom one: Large double bedroom with exposed original floorboards, traditional column radiator, UPVC double glazed sash window to the front aspect. Built-in wardrobe.

Bathroom: Beautifully renovated in 2023 this spacious bathroom now boasts a four piece suite comprising of a traditional WC, freestanding bath with centre mixer tap and shower attachment, large double shower cubicle with rainfall shower over and separate shower attachment with gold diamond shaped tiles, sink unit built-in to an antique drawer unit with marble top. Column radiator with towel rail. Underfloor heating. Tiled flooring. Feature wall panelling. UPVC double glazed obscured window to the rear aspect and useful overstairs storage cupboard.

Outside

Front: Accessed via wrought iron gate with terracotta tiled pathway leading to the front door. The rest of the front garden is laid to shingle, enclosed by low level walling, and there is a wrought iron gated access that leads to the side passageway. There is also traditional boot scraper next to the front door.

Rear garden: Measuring approximately 90 ft in length, Patio area. The rest of the garden is mostly laid to lawn with traditional brick border and shingle pathway. Flower and shrub borders to the right hand side. At the rear of the garden there is a large timber shed. The garden is enclosed by timber panel fencing and original brick wall. Fencing has been replaced by the current owners. There is also an outside tap, double PowerPoint and gated side access.

Agents Note

The owners have had a new damp proof course completed in the sitting room and living/dining room with a 10 year warranty.

All the windows in the property have been changed since 2022, apart from the dining room window.

Fuse box updated in 2023.

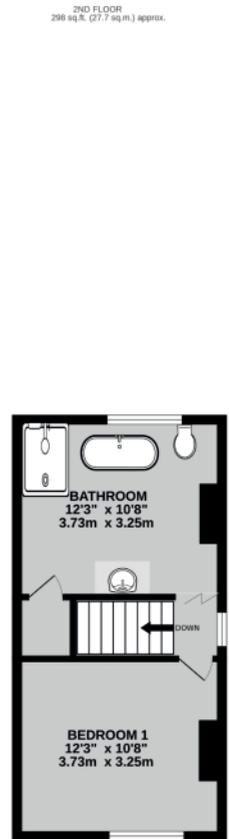
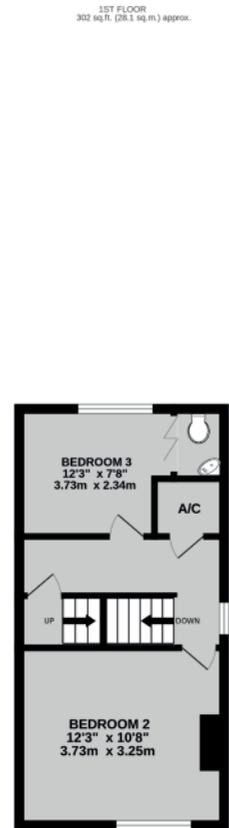
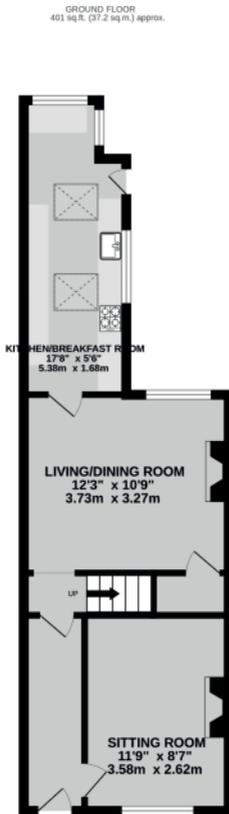
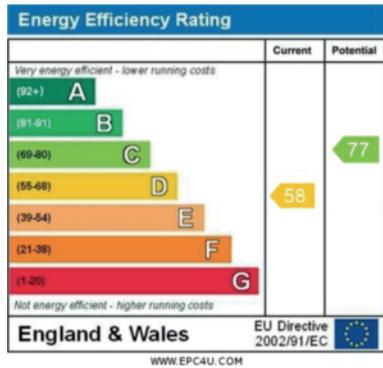
Boiler installed in 2023.

Kitchen and bathroom completed in 2023.

Services: All **Council Tax Banding:** B
Authority: Cherwell District Council







TOTAL FLOOR AREA: 1001 sq.ft. (93.0 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the figures contained herein, 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.

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