



12 Queens Road  
Banbury, Oxfordshire, OX16 0EB



ROUND & JACKSON  
ESTATE AGENTS





**A three storey Victorian townhouse in need of some modernisation and with a beautiful rear garden located within this sought after street close to People's Park and the town centre.**

### The property

12 Queens Road, Banbury is a three-storey Victorian townhouse, pleasantly situated within this highly regarded street, close to People's Park and within walking distance of the town centre. The property is in need of some modernisation and offers excellent scope to improve and create a home to suit individual taste and style. On the ground floor, there is an entrance hallway, two reception rooms, a kitchen with an adjoining rear porch/utility area and a shower room. On the first floor, there are two bedrooms, with a further large double bedroom on the second floor. To the rear, there is a mature and private garden extending to approximately 60 feet in length.

### Hallway

Newly installed front door and stairs rising to the first floor.

### Sitting Room

A cosy reception room with a bay window to the front and a fireplace with inset gas fire. Doorway to dining room.



### Dining Room

Ample space for a table and chairs, sash window and wooden flooring. Door to the kitchen.

### Kitchen

Fitted with a range of eye level cabinets, base units and drawers, with work surfaces over and an inset sink and drainer, fitted oven and hob. Door to useful porch/utility area with space for washing appliances.

### First Floor Accommodation

Landing with stairs rising to the second floor, a large double bedroom and a large single room with cloakroom.

### Second Floor Master Bedroom

A large double room with eaves storage and a Velux roof window to the rear.

### Outside

To the rear of the property, there is a large, mature garden which offers a high degree of privacy and provides a peaceful space for relaxation. The garden features well-stocked borders and a substantial shed, which is to remain. A gate at the foot of the garden provides access to a passageway running behind the neighbouring properties, leading back to the street.



### Situation

Banbury is a thriving, market town located just north of Oxford amidst beautiful rolling countryside. The town is steeped in history and is now a modern centre with a full range of shops, supermarkets, a cinema, restaurants and leisure facilities. Communication links are excellent with Junction 11 of the M40 situated approximately two miles north east. Banbury railway station is within walking distance and provides regular trains to all parts of the country with London and Birmingham a comfortable commute (London Marylebone from 57 minutes and Birmingham New Street from 44 minutes). Birmingham Airport is about 40 miles distant and Heathrow and Luton Airports are also within easy reach. The local area provides a range of primary, secondary and boarding schools; the well regarded Harriers Academy and St Marys schools are located nearby. Local leisure retreats include Soho Farm House (11 miles), Tadmerton Golf Club (5.6 miles) and Oxford Westgate (25 miles).

### Directions

From Banbury Cross proceed along West Bar and into the Broughton Road. Turn right into bath Road, left into Park Road and Queens Road will be found as the first turning on the right. Continue down Queens Road for approximately 100 yards where the property will be found on the left hand side.



### Services

All mains services connected.

### Local Authority

Cherwell District Council. Tax band B.

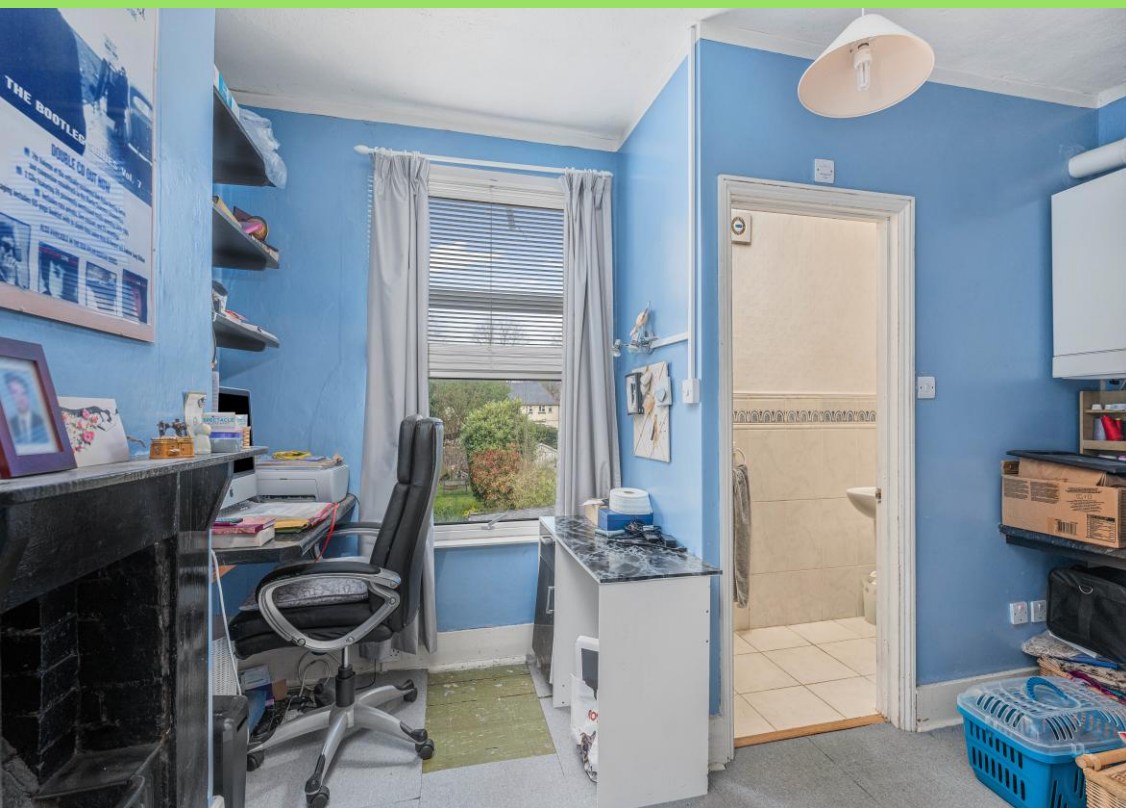
### Viewing arrangements

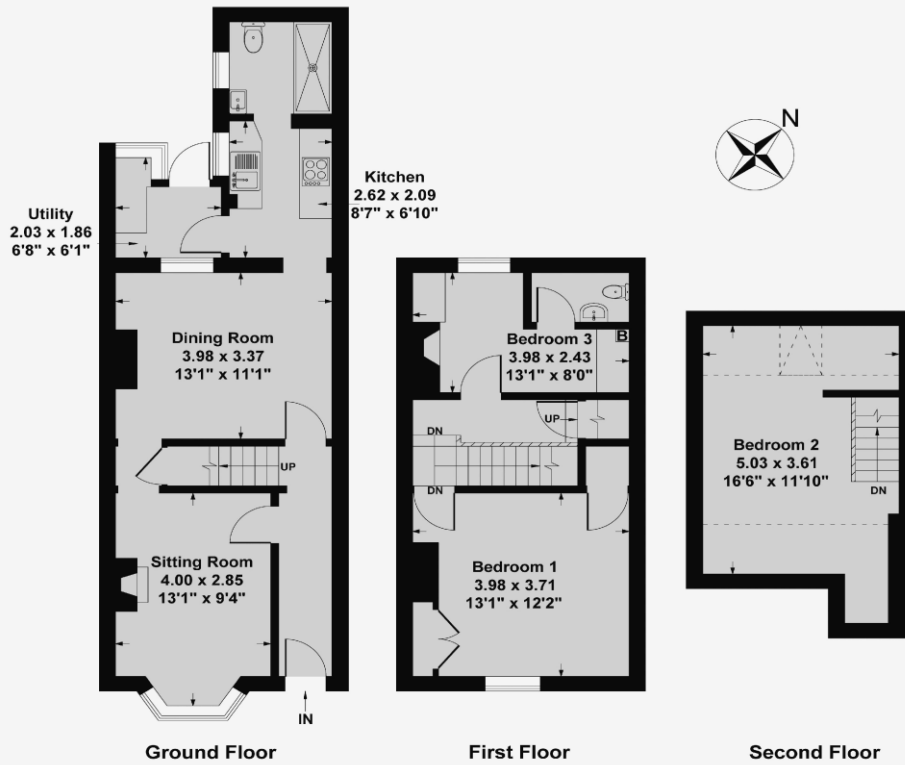
Strictly by prior arrangement with Round & Jackson

### Tenure

A freehold property

**Asking Price: £299,950**

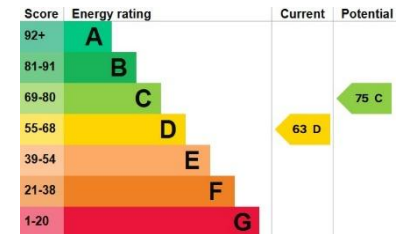




**Ground Floor Approx Area = 46.99 sq m / 505 sq ft**  
**First Floor Approx Area = 32.55 sq m / 350 sq ft**  
**Second Floor Approx Area = 19.15 sq m / 206 sq ft**  
**Total Area = 98.69 sq m / 1061 sq ft**

Measurements are approximate, not to scale,  
 illustration is for identification purposes only.

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