



39 Merton Street, Banbury, Oxon OX16 4RX  
£260,000 Freehold

**Stanbra  
Powell** Estate Agents  
Valuers  
Property Lettings



## *A Beautifully Presented Victorian Character Home*

Situated within easy walking distance of Banbury town centre, the railway station and a range of local amenities, this beautifully presented Victorian home combines period charm with modern improvements.

### Ground Floor

**Entrance Hallway:** Accessed via a traditional single glazed wooden front door, the entrance hallway features tiled flooring, a wall mounted radiator and a staircase rising to the first floor. Doors lead to the ground floor accommodation.

**Living Room:** A spacious and characterful reception room, enjoying plenty of natural light from a large bay window to the front aspect. Engineered oak flooring complements the high ceilings and decorative cornicing, while the fireplace, with its attractive marble surround and tiled inset, provides an appealing focal point. Useful storage cupboards are positioned either side of the fireplace, and a wall mounted radiator completes the room.

**Kitchen / Dining Room:** Refitted by the current owners, the kitchen/dining room is fitted with a range of traditional-style base and eye level units, complemented by laminate work surfaces and tiled areas. Cooking facilities include a four ring gas hob with extractor hood above, a built-in oven and a sink unit. An original single glazed Sash window overlooks the rear garden, allowing natural light into the room. The kitchen also retains useful original storage cupboards and features tiled splashbacks, decorative wall panelling and a good sized understairs storage cupboard. There is ample space for a dining table and chairs, making this a practical area for everyday dining and entertaining. A wall mounted column radiator provides heating.

**Utility Room:** The separate utility room provides additional storage and practical workspace, with a range of refitted base units, laminate work surfaces and a further sink unit. There is space for a full-height fridge freezer, together with a covered area accommodating a washing machine and tumble dryer. A double glazed wooden framed door opens onto the rear patio, while an original single-glazed window overlooks the side patio area. Decorative cornicing provides a further characterful detail.

### First Floor

**Landing:** The first floor landing retains exposed floorboards and provides access to both bedrooms and the bathroom. A useful storage cupboard is currently utilised as wardrobe space. There is also a loft hatch with a pull down ladder, providing access to a loft area with lighting.

**Bedroom One:** A particularly generous double bedroom extending across the full width of the property. The room retains exposed floorboards, an original fireplace and decorative cornicing, while two original single glazed Sash windows overlook the front aspect. Two wall mounted radiators provide heating, and the proportions allow ample space for bedroom furniture.

**Bedroom Two:** A well-proportioned double bedroom overlooking the rear garden through an original single-glazed Sash window. The room retains exposed floorboards, an original fireplace and decorative cornicing, with a wall mounted radiator providing heating.

**Bathroom:** A spacious, refitted bathroom featuring a white four piece suite comprising a low level WC, wash hand basin, panelled bath with mixer tap and a separate shower cubicle fitted with a rainfall shower head and separate shower attachment. The room is finished with tiled flooring and tiled splashback areas and benefits from a wall-mounted heated towel rail, a useful storage cupboard and an obscured sash window to the rear aspect.

### Outside

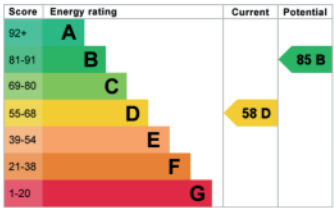
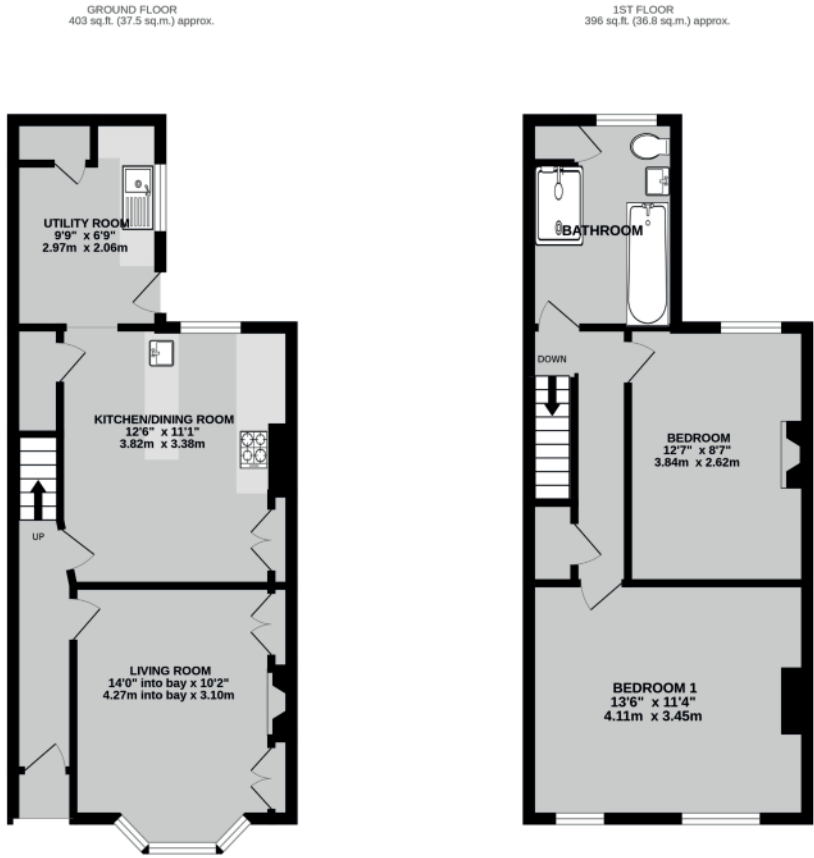
**Front Garden:** The property is approached via an original block-paved pathway leading to the covered front entrance. The remainder of the front garden is predominantly laid to shingle and enclosed by low-level walling, providing an attractive and relatively low-maintenance frontage.

**Rear Garden:** The rear garden provides a pleasant and enclosed outdoor space, with an initial area predominantly laid to shingle leading onto an original block paved pathway extending towards the rear of the garden. Two patio areas provide opportunities for outdoor seating and dining, while a lawned section and a variety of flower and shrub borders add colour and interest. Raised planters provide further planting opportunities, and the garden is enclosed by timber panel fencing. A large fig tree creates an attractive feature and provides an excellent degree of privacy towards the rear. Two brick built sheds offer useful storage, and an outside tap is also provided.

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







39 MERTON STREET  
TOTAL FLOOR AREA: 799 sq.ft. (74.2 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan 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.

Viewing: Through appointment with Stanbra Powell



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