



12 Merton Street
Banbury, Oxon, OX16 4RU



ROUND & JACKSON
ESTATE AGENTS





A very well-presented Victorian house with off road parking and spacious accommodation located close to the train station and town centre.

The Property

12 Merton Street, Banbury is a very well presented two bedroom Victorian property which is conveniently located within walking distance of the train station, town centre and amenities. The living accommodation is arranged over two floors and is well laid out, with an entrance porch, sitting room, kitchen/dining room, rear lobby, modern family bathroom and utility room on the ground floor. On the first floor there is a small landing and two good sized double bedrooms. Outside of the property to the front there is a gravelled driveway which provides off road parking for one vehicle. To the rear there is a private and enclosed garden which has lawned and gravelled area and patio seating areas adjoining the house and to the rear.

We have prepared a floorplan to show the room sizes and layout, some of the main features include:

Entrance Porch

Main door to the front and door leading to;

Sitting Room

A spacious reception room with recessed shelving and a central exposed brick fire place which leads to a small hallway with stairs rising to the first floor.

Kitchen/Dining Room

Fitted with a range of modern shaker style eye level cabinets with base units and drawers, work surfaces over, an inset sink and draining board and tiled splash backs. There is space for a single oven with an extractor hood above, space for dining furniture and a door to the rear lobby and window to the rear aspect.

Rear Lobby

With doors to the utility room and bathroom.



Family Bathroom

Fitted with a modern suite comprising a panelled bath with a shower and rainfall shower over, vanity unit and W.C. with a window to the side aspect.

Utility Room

Fitted with base level cabinets and work surfaces over, space and plumbing for a free-standing washing machine and tumble dryer with a door leading to the rear garden.

First Floor Landing

With doors to both bedrooms.

Bedroom One

A large double bedroom with built in wardrobes and a window to the rear aspect.

Bedroom Two

A spacious double bedroom with a hatch to the loft space, a built in cupboard and fitted wardrobe.



Outside

To the front of the property there is a gravelled driveway which provides off road parking for one vehicle and established hedge borders. To the rear of the property there is an enclosed and private garden which has a small patio seating area adjoining the house and to the rear with gravelled and lawned areas.

Situation

Banbury is conveniently located only 2 miles from junction 11 of the M40 putting Oxford (22 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 (51 mins) and Birmingham Snow Hill (55mins). 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.

Directions

From Banbury town centre proceed in an easterly direction via the Middleton Road. Turn right at the traffic lights into Merton Street where the property will be found after a short distance on your left hand side.



Services

All mains' services connected. The gas fired combi-boiler is located in the utility room.

Local Authority

Cherwell District Council. Tax band B.

Tenure

A Freehold property

Viewing arrangements

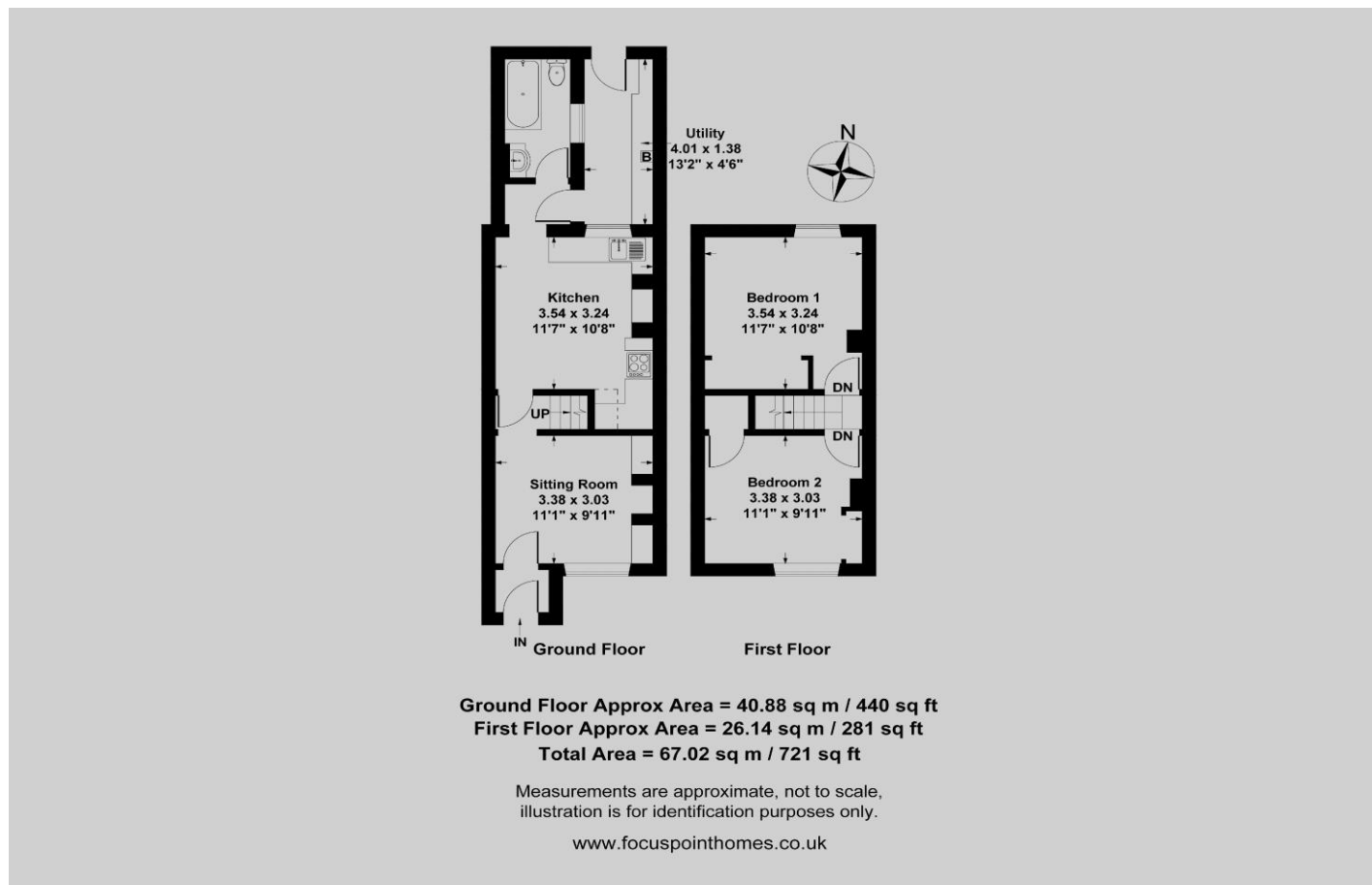
Strictly by prior arrangement with Round & Jackson

Agents Note

There is a right of way in favour of this property to cross the neighbouring rear to access the alley at the side of the property.

Asking Price: £220,000





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.

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