



18 West Bar Street
Banbury, Oxon, OX16 9RR



ROUND & JACKSON
ESTATE AGENTS





A spacious, three bedroom Victorian town house with accommodation arranged over three floors plus a useful basement, located within walking distance of Banbury Cross and the town centre.

The property

18 West Bar Street, Banbury is a three storey Victorian town house which is conveniently located within walking distance of Banbury Cross and the town centre. The property could make an ideal investment purchase or could be suitable for first time buyers looking for the convenience of the town centre amenities. On the ground floor there are two reception rooms, a kitchen/breakfast room and a shower room. On the first floor there are two large bedrooms and on the second floor there is a further double bedroom and a large family bathroom. There is also a useful basement and a private walled garden to the rear.

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

Sitting Room

Main entrance door to the front, exposed wooden floorboards, stairs to the first floor and basement, central fireplace and a door to the dining room.

Dining Room

A spacious reception room with exposed wooden flooring, a wood burning stove and a door to the kitchen/breakfast room.

Kitchen/Breakfast Room

Fitted wall cabinets and base units and drawers. Fitted worksurfaces with inset sink and drainer, space for a range cooker with extractor over, space for a washing machine and fridge-freezer. Double doors to garden.

Shower Room

Shower area, wash hand basin and low-level WC.

Basement

A useful space measuring 14'3 x 10'10. Ideal for storage.

First Floor Landing

Stairs to second floor, doors to first floor bedrooms.

Bedroom Two

A large room with a fireplace and a window to the front.

Bedroom Three

A double room with a fireplace and a window to the rear.

Second Floor Landing

Doors to bedroom one, the bathroom and a large storage cupboard.

Bedroom One

A large double room with with a window to the front.

Family Bathroom

A very large bathroom with a roll top bath, a wash hand basin and a low-level WC. Window to the rear.



Outside

To the rear there is a private walled garden which is ideal for outdoor entertaining.

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 (55 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

The property is located a very short distance from Banbury Cross. Proceed via West Bar Steet where the property will be found on your right-hand side.



Services

All mains' services connected.

Local Authority

Cherwell District Council. Tax band C.

Viewing Arrangements

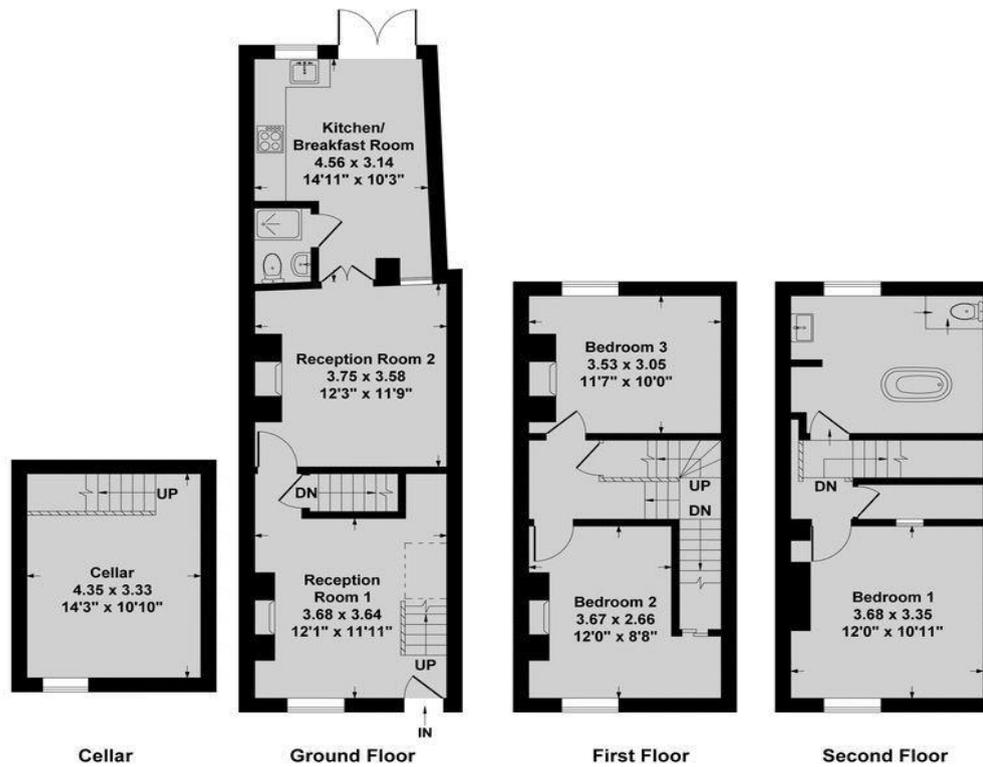
Strictly by prior arrangement with Round & Jackson.

Tenure

A freehold property.

Asking Price - £248,000





Cellar Approx Area = 14.48 sq m / 156 sq ft
Ground Floor Approx Area = 48.36 sq m / 521 sq ft
First Floor Approx Area = 31.62 sq m / 340 sq ft
Second Floor Approx Area = 31.62 sq m / 340 sq ft
Total Area = 126.08 sq m / 1357 sq ft

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

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	86 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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