



CENTRE ST

32

Centre Street  
Banbury



ROUND & JACKSON  
ESTATE AGENTS





# 34 Centre Street

Banbury, OX16 3LQ

£220,000

A superb Victorian cottage in beautiful decorative order, located on a no through road within walking distance of the train station.

## The Property

34 Centre Street is a beautifully presented home with accommodation over three floors. The property is part of a Victorian neighbourhood which is conveniently located for access to the train station, town centre and J11 of the M40. The property comprises an open plan sitting room/ dining room, a well appointed kitchen, a boot room/lobby, bathroom, two spacious double bedrooms and a single bedroom/dressing room. There is a pretty rear garden and the convenience of central heating and double glazing.

## Sitting room

A solid timber front door with decorative window opens to the front reception room with window to the front, high quality wood effect flooring (fitted over original suspended timber floor), skirting boards, feature fireplace, built in cupboard housing meters, open plan access to;

## Dining room

Flooring continuing from the Sitting room, window to rear, built in understairs cupboard fitted with light and power, skirting boards, door leading to staircase and door to;

## Kitchen

Fitted with a smart modern range of cream high gloss fronted wall and floor cabinets with stained solid wood work surfaces, a butler sink with mixer tap, built in ceramic hob with extractor unit over and built in double oven. Attractive wall tiles and ceramic tiled floor. Wall mounted boiler. Two windows to the side.

## Rear lobby

A useful area with door to the rear garden, ceramic tiled floor and half tiled walls.

## Bathroom

Fitted with a smart modern white suite comprising a wash basin, W.C. and bath with an electric shower over. Fully tiled walls and floor. Obscure glazed window to side. Heated towel rail.

## First floor landing

Doors to;

## Bedroom one

A large double bedroom with a window to the front, skirting boards, radiator.

## Bedroom two

A good sized single bedroom with window over looking the rear garden and door opening to stairs rising to the second floor.

## Bedroom three

A large double bedroom over the whole top floor, window to the front, recessed lighting, exposed beams and radiator.

## Outside

To the rear of the house there is a pleasant, well maintained garden with a wall to one boundary, artificial lawn, pebbled and paved areas, a useful brick out house and gated rear access (via North Street). To the front there is a neat garden area with a low level wall and gated path.





### Directions

From Banbury town centre proceed in an easterly direction on Bridge Street into Middleton Road. Continue to the mini roundabout and turn left into West Street. Take the second right for North Street and then the first right for Centre Street, number 34 is on the left hand side.

### 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 and secondary schools. Local leisure retreats include The Light Banbury (1.5 miles), Soho Farm House (11 miles), Tadmarton Golf Club (5.6 miles) and Oxford Westgate (25 miles).

### Services

All mains services connected.

### Local Authority

Cherwell District Council. Tax band B.

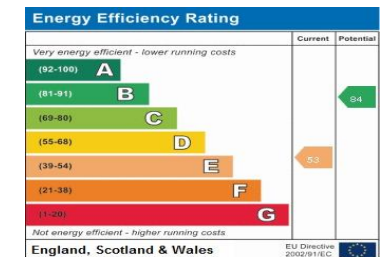
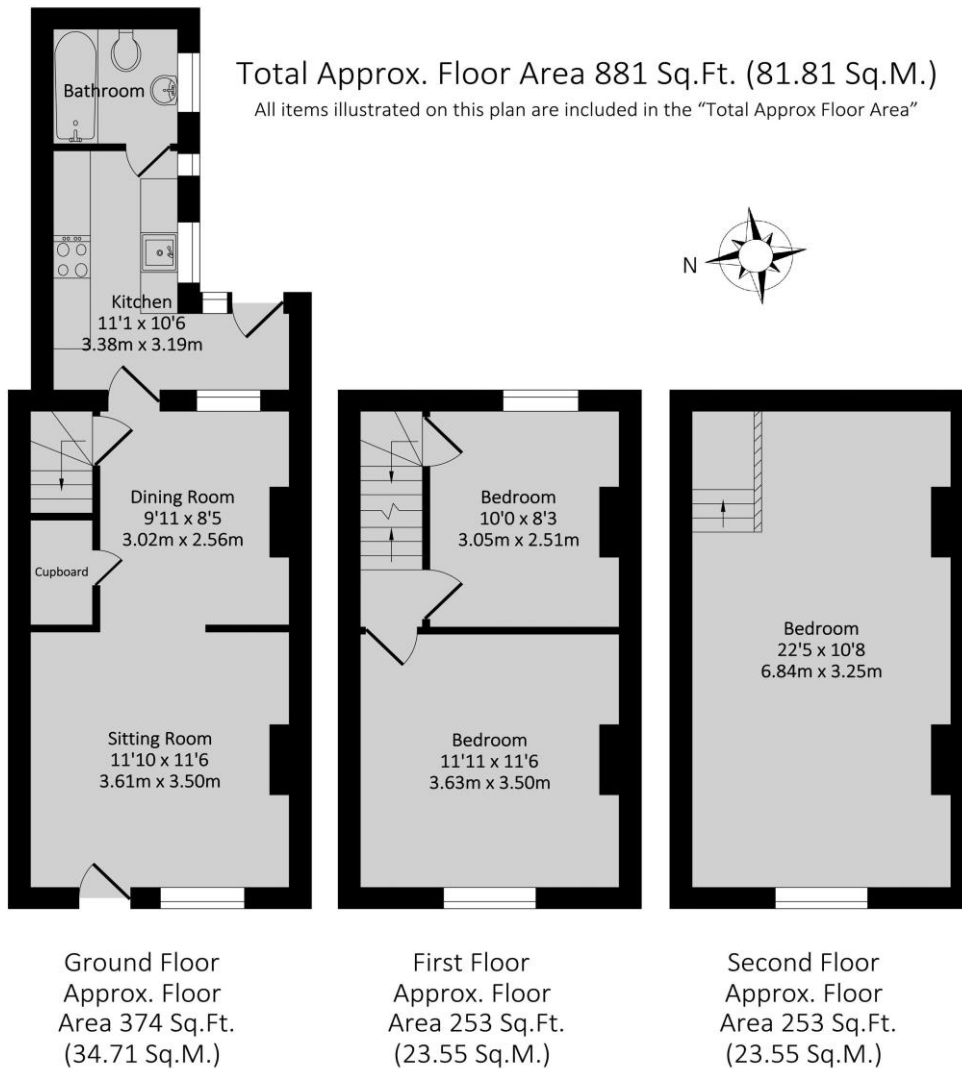
### Viewing Arrangements

By prior arrangement with Round & Jackson

### Tenure

A freehold property.





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