



22 East Street  
Banbury, Oxon, OX16 3LL



ROUND & JACKSON  
ESTATE AGENTS









**A recently renovated Victorian town house with three double bedrooms, three shower rooms and a large studio/annexe, located close to the town centre and train station.**

#### **The property**

22 East Street, Banbury is a recently restored and beautifully presented Victorian townhouse, conveniently positioned close to the town centre and Banbury train station. The ground floor comprises a welcoming sitting room, an inner hall/study area, a stylish shower room, and a modern re-fitted kitchen. On the first floor there are two double bedrooms and a further shower room, and the second floor features a generously sized double bedroom with its own en suite shower room. To the rear is a large, garden, within which sits a self-contained studio/annexe offering excellent versatility for guests, work-from-home space or additional income potential. A floorplan is available showing the full layout and room dimensions. The accommodation in more detail is as follows:

#### **Sitting Room**

A spacious room with the main entrance door to the front and wood effect flooring.

#### **Inner Hall/Study**

The former dining room has been divided into this inner hall/study with space for a desk, and a shower room.

#### **Ground Floor Shower Room**

Fitted with a modern shower cubicle, a wash hand basin and a low level WC.

#### **Kitchen**

Recently re-fitted modern kitchen. Fitted wall cabinets and base units and drawers, fitted work surfaces with inset sink and draining board. Space for a cooker and fridge-freezer. Door and window to the side.

#### **First Floor**

On the first floor there are two large double bedrooms and a modern shower room.

#### **Second Floor**

A very large double bedroom with windows to the front and rear and an en-suite shower room.

#### **Outside**

There is a low-maintenance rear garden with a block-paved seating area adjoining the house, along with a generous hardstanding that offers excellent potential to be landscaped into an attractive additional garden space. There is a useful passage to the side of the property giving access to the front. The neighbouring property has right to access this passage.



### Studio/Annexe

At the foot of the garden there is a recently constructed, self contained annexe with a shower room and kitchen area. This useful studio would be ideal for additional family members.

### 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 the Town and many places of historical interest are within easy reach. Local primary schools and nursery schools are with easy reach.

### Directions

From Banbury town centre proceed in an easterly direction via Bridge Street and continue into the Middleton Road. Continue over the mini roundabout and take the next left hand turn into East Street. The property will be found after a short distance on left hand side.

### Services

All mains services connected.

### Local Authority

Cherwell District Council. Tax band B.

### Viewing Arrangements

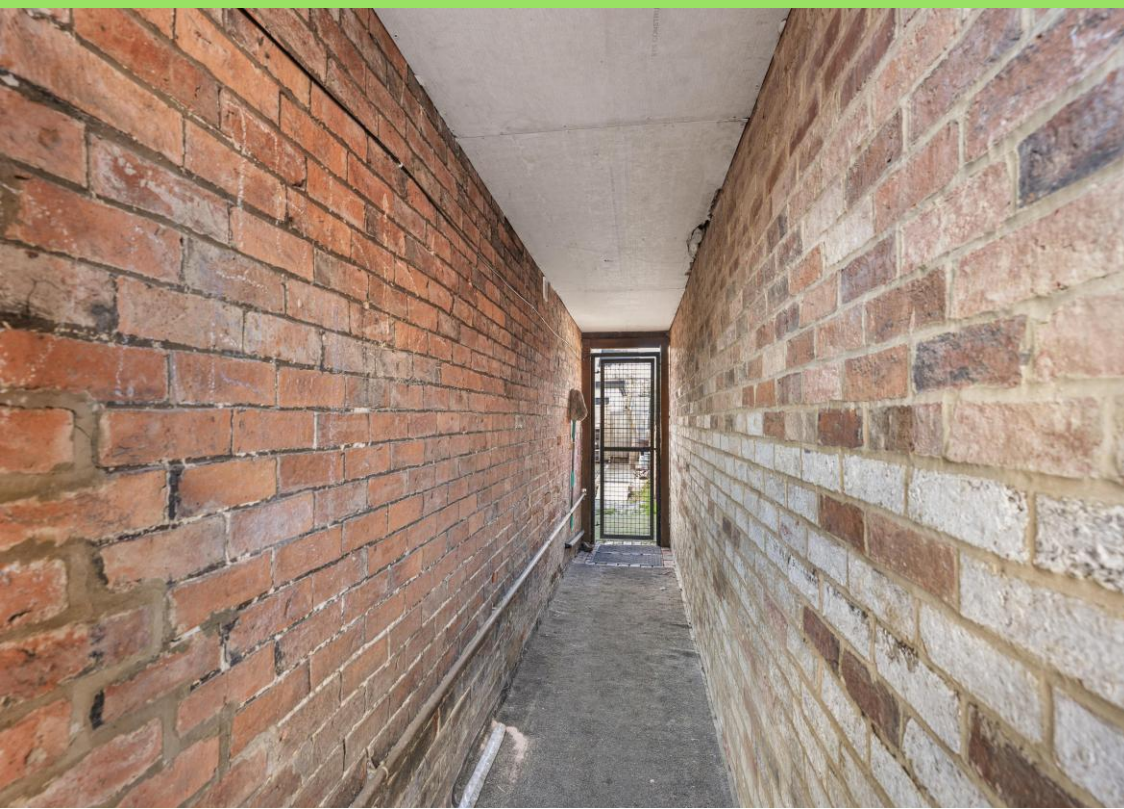
Strictly by prior arrangement with Round & Jackson.

### Tenure

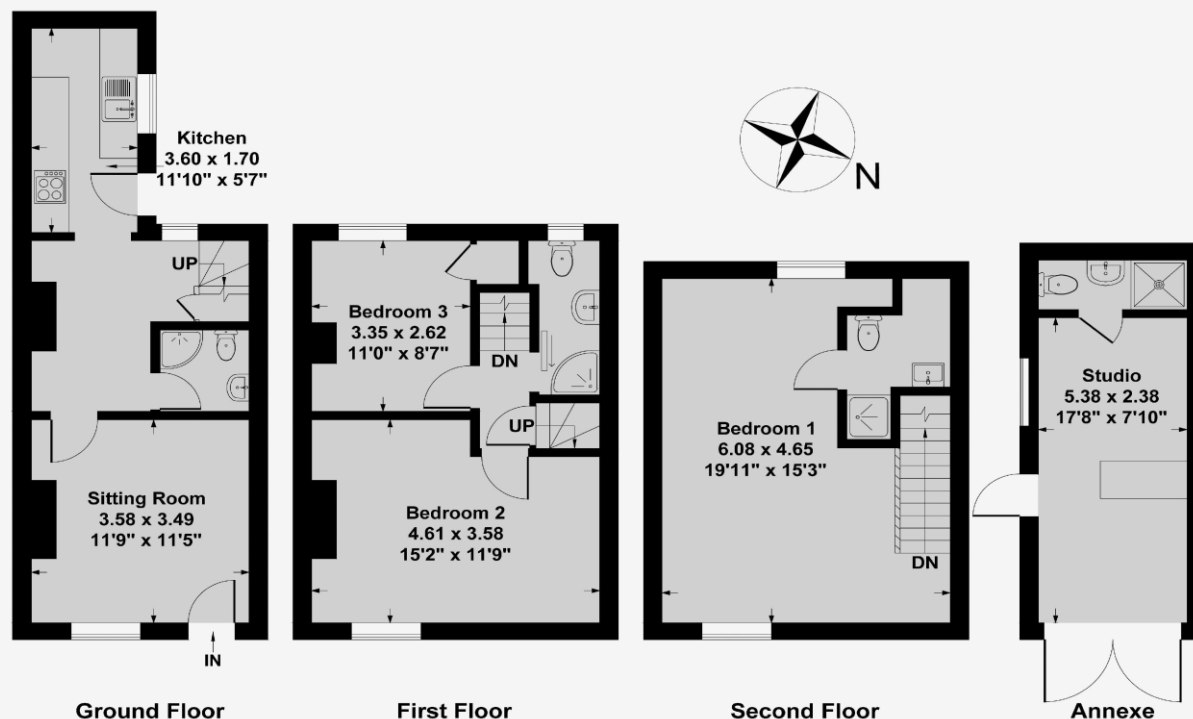
A freehold property.

**Asking Price: £350,000**









Ground Floor Approx Area = 29.89 sq m / 322 sq ft  
 First Floor Approx Area = 31.07 sq m / 334 sq ft  
 Second Floor Approx Area = 28.01 sq m / 301 sq ft  
 Outbuilding Approx Area = 15.23 sq m / 164 sq ft  
 Total Area = 104.20 sq m / 1121 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		86 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

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