



53 Centre Street  
Banbury, OX16 3LQ



ROUND & JACKSON  
ESTATE AGENTS





**A very well presented, two-bedroom terraced, Victorian property with many character features and a large rear garden along with a large loft room. The property is located on a sought after, no-through road close to the town centre, the train station and local amenities.**

### The Property

53 Centre Street, Banbury is a characterful, two-bedroom terraced property located close to the town centre, train station and local amenities. The accommodation is arranged over three floors and is well laid out. On the ground floor there is a porch area, living room, dining room, kitchen and family bathroom. On the first floor there are two good size double bedrooms. On the second floor there is a good size loft room, currently used as an office with eaves storage to both sides. Outside to the rear there is a large lawned garden with established trees and bushes and there is a patio adjoining the house. To the front of the property there is a gravelled area with a path leading to the front door. We have prepared a floorplan to show the room sizes and layout, some of the main features include:

### Entrance Area

A useful space for coats, shoes and there is a useful storage cupboard.

### Living Room

A good size room with an attractive central fireplace with a wooden surround, which is not currently in use. Stairs rising to the first floor and a walkway through to the dining room. Window to the front aspect.

### Dining Room

A good size room with a window to the rear aspect and an attractive cast iron fireplace. There is a useful storage area beneath the stairs and a door leading into the kitchen.

### Kitchen

A galley kitchen which is fitted with a range of shaker-styler cabinets with worktops over, tiled splash backs and wood effect vinyl flooring. There is space and plumbing for a washing machine, an electric oven, four-ring electric hob, sink and drainer and space for a fridge-freezer. Window to the side aspect and a door leading into the garden along with a further internal door into door into the bathroom.

### Family Bathroom

Fitted with a white suite comprising of a wash hand basin with storage beneath, toilet and a panelled bath with tiled splash backs. Window to the rear aspect and there is a storage cupboard housing the gas fired boiler.

### First Floor Landing

Doors leading to all first-floor rooms.

### Bedroom One

A large double bedroom with a window to the front aspect and there is a feature cast iron fireplace.

### Bedroom Two

A good size double bedroom with a window to the rear aspect. Stairs rising to the loft room.

### Loft Room

Located on the second floor, a very useful room which is currently being used as an office with a window to the rear aspect, storage space within the eaves and space for tumble dryer.



### Outside

To the front of the property there is a gravelled garden with a low retaining wall and path to the front door. To the rear there is a large lawned garden with established trees and shrubs. At the foot of the garden there is a useful storage shed and there is a paved patio adjoining the property.

### 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 Bridge Street and continue 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 53 can be found towards the end of the street on your left-hand side.



### Services

All mains' services connected. The gas fired boiler is located in the bathroom cupboard.

### Local Authority

Cherwell District Council. Tax band B.

### Viewing Arrangements.

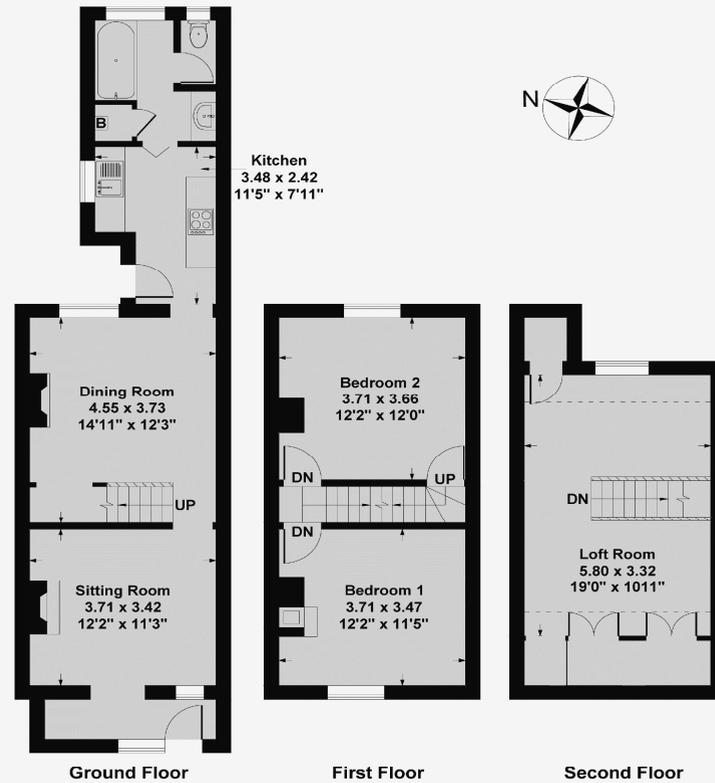
By prior arrangement with Round & Jackson.

### Tenure

A freehold property.

**Asking Price: £260,000**





Ground Floor Approx Area = 49.04 sq m / 528 sq ft  
 First Floor Approx Area = 30.47 sq m / 328 sq ft  
 Second Floor Approx Area = 25.73 sq m / 277 sq ft  
 Total Area = 105.24 sq m / 1133 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		78 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

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