





22 Bath Road

Banbury, Oxon, OX16 0TW

£350,000

A beautifully presented and extended three bedroom house located on this highly sought after and convenient neighbourhood close to Peoples Park, the town centre and local schooling.

The Property

22 Bath Road, Banbury is a well presented Victorian house which is located in this well regarded residential area close to the town centre, on street parking available and unrestricted views of the historic People's Park and bowling green directly opposite. The property has been extended and improved to provide spacious accommodation over three floors. On the ground floor there is an entrance hallway, sitting room with an attractive bay window to the front elevation, a spacious dining room, kitchen and family bathroom. On the first floor there is a single bedroom, a double bedroom with a recently renovated ensuite shower room which has been done to a high standard and on the second floor there is a double bedroom with eaves storage. To the outside there is a walled front garden, a beautifully presented and private rear, south facing garden with a single garage to the rear which can be accessed from Kings Road.

Entrance Hallway

Hallway with stairs rising to the first floor, doors to;

Sitting Room

With a bay window and a window seat to the front, a central feature fireplace, recessed shelving and a bisque style radiator.

Dining Room

With ample space for dining furniture, dual aspect windows to the rear, an exposed brick feature fireplace, a bisque style radiator, cupboard space which houses the boiler and useful understairs storage cupboards. Open doorway leading to;

Kitchen

Fitted with a range of white eye level cabinets, base units and drawers with work surfaces over, inset sink and draining board. There is an integrated single oven with a four ring gas hob above and extractor hood over, attractive white tiled splashbacks, integrated dishwasher and space for a large fridge/freezer. There is a Velux style window, ceramic tile flooring throughout and double French doors to the rear garden providing an abundance of natural light. Door leading to the family bathroom.

Family Bathroom

Beautifully re-fitted with a smart modern suite. P shape bath with a shower over, wash hand basin, W.C and attractive tiled splash backs. There is a Velux style window and window to the side aspect. Within the bathroom is a utility cupboard with space and plumbing for a washing machine.

First Floor Landing

Stairs rising to the second floor bedroom, window to the side aspect and doors to;

Bedroom One

A double bedroom with a Sash window to the front aspect and door to the ensuite.

Ensuite

Fitted within recent years to a high standard with a walk in, cubicle with shower and rainfall shower with modern tiled splashbacks, W.C, wash hand basin and heated towel rail.

Bedroom Two

A good sized single bedroom with a sash window to the rear aspect.

Bedroom Three

Accessed by a staircase from the first floor landing, a double bedroom with dual aspect Velux style windows, sloping ceilings and eaves storage.

Garage/Workshop

A single garage with double doors to the front and work bench at the rear.

Outside

To the front of the property there is a small, enclosed garden area with steps leading to the front door. To the rear of the property there is a beautifully presented, private, south facing garden. There are patio areas and an outhouse/shed adjoining the house which leads onto a larger lawned area with established hedge row borders and well stocked flower and shrub beds. At the foot of the garden there is a raised, decked seating area, access to the single garage and a summer house which is fitted with insulation, power and lighting.

Directions

From Banbury Cross proceed in a westerly direction on West Bar Street and continue on the Broughton Road. Travel passed the college on the right hand side and take the next right for Bath Road. Continue for approximately 0.3 miles where the property will be found on your left hand side just passed the turn in to Kings Road.

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.

Services

All mains services connected.

Local Authority

Cherwell District Council. Tax band B.

Viewing arrangements

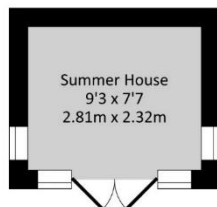
Strictly by appointment with Round & Jackson.

Tenure

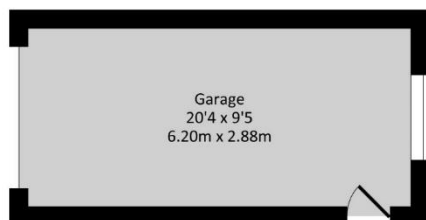
A freehold property



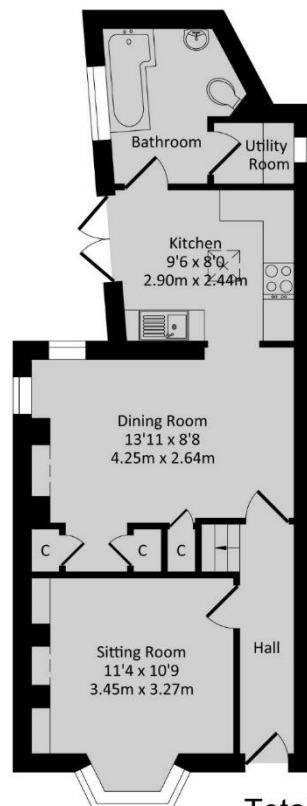
Outbuilding
Approx. Floor
Area 70 Sq.Ft.
(6.50 Sq.M.)



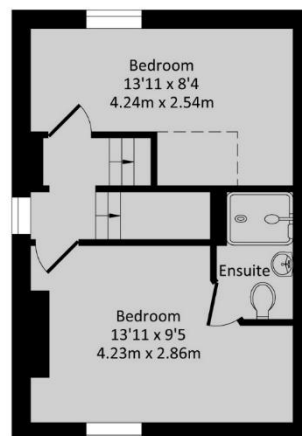
Garage
Approx. Floor
Area 193 Sq.Ft.
(17.90 Sq.M.)



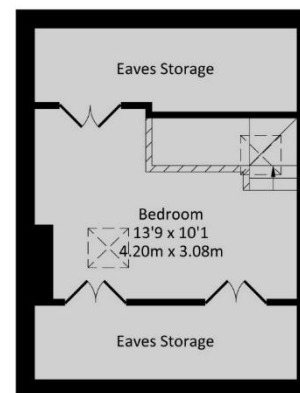
Ground Floor
Approx. Floor
Area 451 Sq.Ft.
(41.90 Sq.M.)



First Floor
Approx. Floor
Area 292 Sq.Ft.
(27.10 Sq.M.)



Second Floor
Approx. Floor
Area 259 Sq.Ft.
(24.10 Sq.M.)

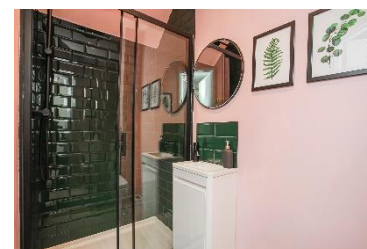


Total Approx. Floor Area 1265 Sq.Ft. (117.50 Sq.M.)

All items illustrated on this plan are included in the "Total Approx Floor Area"

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The Services Systems and appliance shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

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