

East Street  
Banbury







# 23 East Street

Banbury, OX16 3LL

£239,950

A spacious, three bedroom, three storey Victorian townhouse located in this historic residential area close to transport link and the town centre.

## The Property

23 East Street is a Victorian townhouse located within a conservation area and is in walking distance of the train station with direct access to London. This period property boasts spacious accommodation over three floors and includes a large open plan reception room, a kitchen, bathroom, two first floor bedrooms and a large second floor bedroom. There is a sizeable west facing rear garden and the property also benefits from central heating and double glazing.

## Bathroom

Fitted with a white bath with shower over, wash basin and WC, tiled splashbacks,

## First Floor Landing

Stairs to second floor, doors to;

## Bedroom Two

A double bedroom with two built in cupboards and a window to the front.

## Bedroom Three

A single bedroom with a window to the rear.

## Bedroom One

With stairs leading from the first floor landing, a large bedroom occupying to whole top floor with window to the front and a built in cupboard.

## Garden

A mature garden enjoying a westerly aspect making it a suntrap on bright days.

## Entrance

The front path leads to the front door with coach light to the side.

## Sitting Room/Dining Room

A spacious, open plan reception room with a sitting area and a dining area and a doorway to the kitchen. An open plan fire with a cast iron surround and wooden mantle is a particular feature. Double aspect with windows to front and rear, stairs rising to the first floor, wood laminate flooring.

## Kitchen

A galley style kitchen with a range of white fronted wall and floor cabinets with light grey surfaces and neutral stone tiled splashbacks and space for appliances. Window to the side, wall mounted gas fired boiler, door to;

## Rear Lobby

Door to rear garden, built in storage cupboard, door to;





### 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.

### 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.

### 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.



Ground Floor  
Approx. Floor  
Area 367 Sq.Ft.  
(34.10 Sq.M.)

First Floor  
Approx. Floor  
Area 256 Sq.Ft.  
(23.80 Sq.M.)

Second Floor  
Approx. Floor  
Area 256 Sq.Ft.  
(23.80 Sq.M.)



**Total Approx. Floor Area 879 Sq.Ft. (81.70 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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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**ROUND & JACKSON**  
ESTATE AGENTS

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