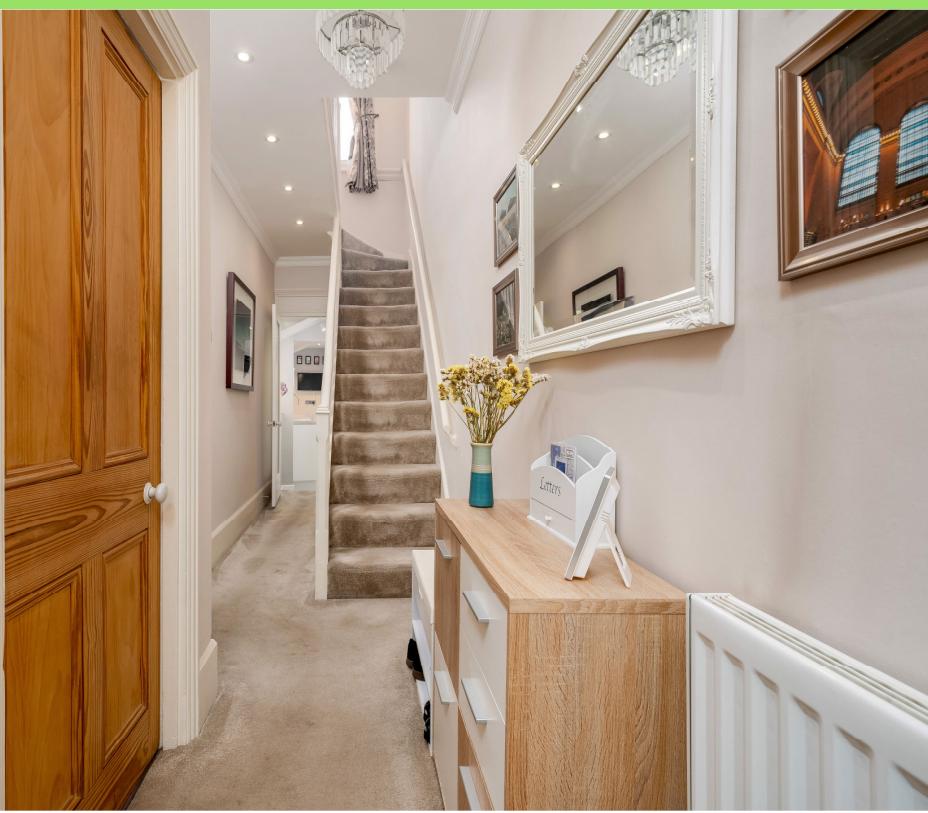




53 Bath Road
Banbury, OX16 0TU



ROUND & JACKSON
ESTATE AGENTS





An immaculately presented, five-bedroom Victorian property with versatile living accommodation arranged over five floors, and benefitting from a low maintenance rear garden and off-road parking.

The property

Bath Road, Banbury is a spacious and beautifully presented, five-bedroom Victorian home which offers versatile living accommodation over five floors and benefits from having a low maintenance rear garden and off-road parking to the front. The property was built in 1879 and the current owners have lived in the property for around 17 years and have loved and improved the property in their ownership. The property offers a large amount of living space over five levels making it ideal for larger families. The cellar has been fully tanked by the current owner and offers two good size rooms, one is used as a cinema room and could easily become a bedroom if required, the other is used as a study and has fitted cabinets along with an under-counter fridge and freezer. The sash windows have been fitted with the Ventrolla system for better insulation and draft proofing and this also aids easy removal for maintenance. The property also benefits ultrafast full fibre broadband. On the ground floor there is a porch, a welcoming hallway, a sitting room, a dining room and a kitchen. On the first floor there is a landing, two bedrooms and a family bathroom. On the second floor there is a landing, two bedrooms and a shower room with W.C. On the third floor there is a good size room, currently used as an office. Outside to the rear there is a beautiful, low maintenance paved garden and to the front there is driveway parking. We have prepared a floor plan to show the room sizes and layout, some of the main features include:



Entrance Porch

A spacious porch with a door leading into the hallway and tiled flooring.

Entrance Hallway

Stairs rising to the first floor with doors leading into the sitting room, dining room, kitchen and basement stairwell. There are high ceilings with attractive coving.

Sitting Room

A very pleasant sitting room with high ceilings and attractive coving. There is a box window to the front aspect, with sash windows and there is a door leading into the dining room.

Dining Room

A spacious dining room with parquet flooring, high ceilings, attractive coving and there is a sash window to the rear aspect. Glazed door leading into the sitting room and further door into the hallway.

Kitchen

A lovely, bright and airy kitchen with windows to the side and rear aspects and also a velux roof window. The kitchen comprises a range of white cabinets with worktops over and panelled splash backs. There is an inset double sink, an integrated Bosch electric oven and grill, a Bosch four ring induction hob and extractor hood. There is space and plumbing for a washing machine and dishwasher and also space for a fridge-freezer. The kitchen has good quality Amtico flooring fitted throughout and there is a door leading into the rear garden.

Basement

The basement offers two good size rooms and has been fully tanked by the current owners. The rear part is currently being used as a cinema/music room and has two windows to the rear aspect. This could easily be used as a bedroom and there is a door leading into the front part of the basement which is currently being used as a study. The study area is also fitted with a number of gloss kitchen cabinets and has a breakfast bar area, worktops and there is an under-counter fridge and freezer. There is a window to the front aspect and quality Amtico flooring throughout.

First Floor Accommodation

The first-floor landing has doors leading to two bedrooms and the bathroom. There is a staircase leading to the second floor and a window to the rear aspect. A large main bedroom with high ceilings, attractive coving and a sash window to the rear aspect. There is a door leading into bedroom four, which is currently being used as a dressing room. Bedroom four is a large double bedroom with a sash window to the front aspect and high ceilings. A beautiful, bright and airy bathroom with windows to the side and front aspects and is fitted with a white suite comprising a panelled bath, a shower cubicle, toilet and wash basin with a quality vanity storage unit beneath. There is quality Amtico flooring throughout and attractive tiled splash backs.



Second Floor Accommodation

The second-floor landing has doors leading to the two bedrooms and also the shower room, with W.C. There are stairs rising to the third floor. Bedroom two is a large double bedroom with a sash window to the rear aspect, offering a pleasant outlook. Bedroom three is a large double bedroom with a sash window to the front aspect. The shower room is fitted with a white suite comprising a shower cubicle, toilet and a wash basin and there are attractive panelled splash backs. There is a sash window to the front aspect and quality Amtico flooring is fitted throughout. There is a cupboard which houses the Worcester gas fired boiler.

Third Floor Room

A lovely room, currently being used as a study but could easily be used as a bedroom. Very bright and airy with stunning elevated views to the rear.

Outside

To the rear of the property there is a wonderful, low maintenance garden where every inch of space has been utilised. There are high quality porcelain paving slabs and there is a scattered slate area at the foot of the garden. The garden offers good seating area options and also has six external power sockets fitted. The garden is walled on three sides and offers a good amount of privacy. To the front of the property there is a block paved driveway which could offer parking for two vehicles (Size dependent) and there is a further area to the side, ideal for wheelie bin storage. There is a personal door to the side which leads into the kitchen, and there is a low wall fronting 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 (55 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 Cross proceed in a westerly direction on West Bar Street and continue on the Broughton Road. Continue past the college on the right hand side and take the next right for Bath Road. The property is located on the right hand side after around 100 yards.

Services

All mains services connected. The gas fired boiler is located in the second-floor bathroom.

Local Authority

Cherwell District Council. Tax band C.

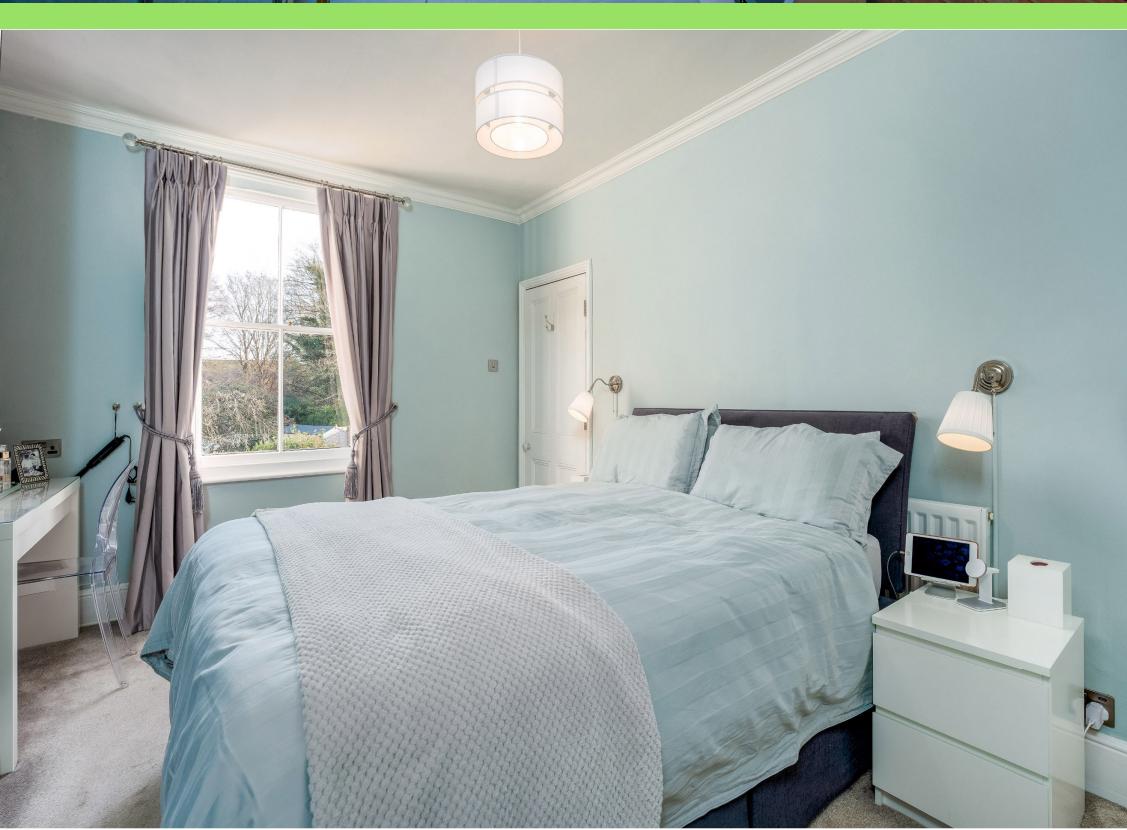
Tenure

A Freehold property.

Viewing arrangements

Strictly by appointment with Round & Jackson.

Asking Price - £525,000



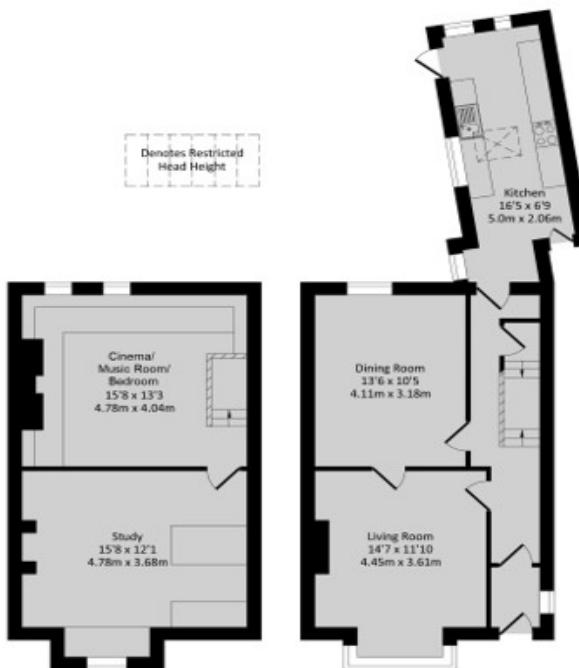
Lower Ground Floor
Approx. Floor
Area 434 Sq.Ft.
(40.30 Sq.M.)

Ground Floor
Approx. Floor
Area 564 Sq.Ft.
(52.40 Sq.M.)

First Floor
Approx. Floor
Area 421 Sq.Ft.
(39.10 Sq.M.)

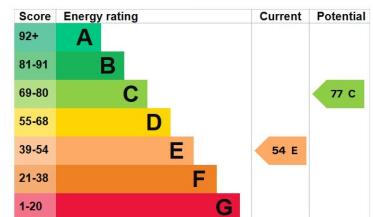
Second Floor
Approx. Floor
Area 421 Sq.Ft.
(39.10 Sq.M.)

Third Floor
Approx. Floor
Area 214 Sq.Ft.
(19.80 Sq.M.)



Total Approx. Floor Area 2054 Sq.Ft. (190.70 Sq.M.)

All items illustrated on this plan are included in the "Total Approx Floor Area"
Whilst every effort 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 inaccuracy. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The Services, Systems and Appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.

Banbury - The Office, Oxford Road, Banbury, Oxon, OX16 9XA

T: 01295 279953 E: office@roundandjackson.co.uk

Bloxham – High Street, Bloxham, Oxon, OX15 4LU

T: 01295 720683 E: office@roundandjackson.co.uk

www.roundandjackson.co.uk



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