



MAXWELLS



56a Centre Street, Banbury, Oxfordshire. OX16 3LQ
Guide Price £315,000 - Freehold



PROPERTY DESCRIPTION

Located in a cul de sac within easy walking distance of the train station and town centre plus easy access to the M40 motorway is this three double bedroom Victorian terraced house with a 27' sitting/dining room and the rare benefit of 2 allocated parking spaces.

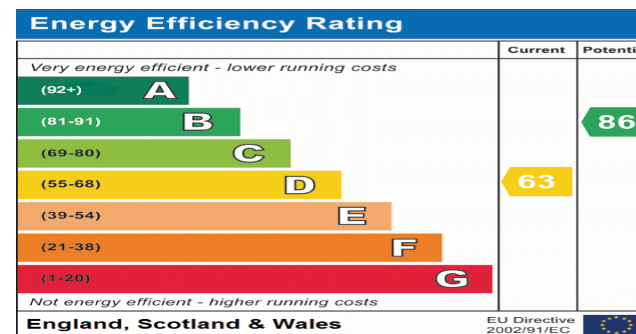
The property is set back from the road with a front garden enclosed by a dwarf height brick wall with wrought iron gate allowing pedestrian access. To the side is a timber gate providing private pedestrian access to the rear garden. The front door opens into a hallway with a door opening into the sitting/dining room and stairs rising to the first floor landing. The 27' sitting/dining room with a feature bay window, a log burner and engineered oak flooring. A door leads into the kitchen which is fitted with a range of base and eye level units, a large under stairs storage cupboard and a door leading to the rear garden.

From the first floor landing are doors opening into all bedrooms, the bathroom, a large landing cupboard and access to the large loft space. Bedrooms one and two are both generous sized double bedrooms while the third is also a double sized room. The family bathroom is fitted with an attractive white suite.

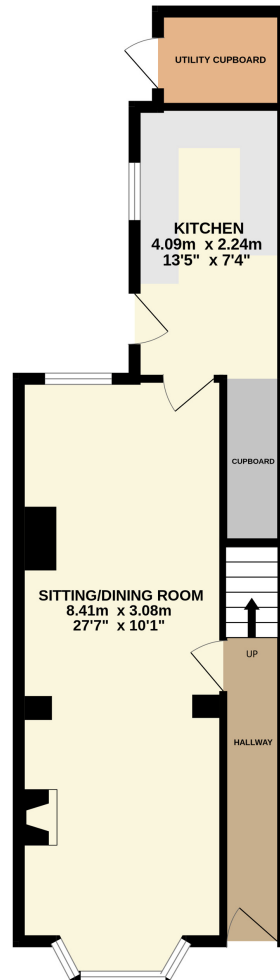
The garden is enclosed by timber fencing with an external utility cupboard fitted with power & electrics plus water and drainage. There is a large paved patio area with a timer pergola covered with a white wisteria (see photos from the summer), there is a stepping stone pathway that leads to the rear of the garden which is laid to lawn and borders planted with a range of shrubs, flowers and bushes. At the rear of the garden is a second patio area and timber shed plus a timber gate providing pedestrian access to the two allocated parking spaces (the parking is accessed via South Street).

POINTS OF INTEREST

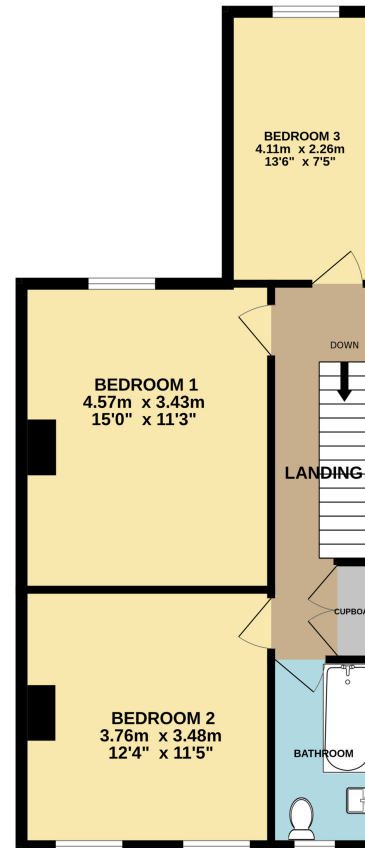
- Three Double Bedrooms
- 27' Sitting/Dining Room
- Log Burner
- Bay Window
- Two Allocated Parking Spaces
- Central Heating with Worcester Bosch Boiler
- Fitted Kitchen
- External Utility Cupboard
- Enclosed Rear Garden
- First Floor Bathroom



GROUND FLOOR
45.3 sq.m. (487 sq.ft.) approx.



1ST FLOOR
53.6 sq.m. (577 sq.ft.) approx.



TOTAL FLOOR AREA: 98.9 sq.m. (1065 sq.ft.) approx.

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 and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.
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