



20 Bath Road, Banbury, Oxon OX16 0TW
£245,000 Freehold

**Stanbra
Powell** | Estate Agents
Valuers
Property Lettings





A red brick town house located in the heart of the town centre with views over People's Park and local Bowls Club. Offered with no onward chain.

Entrance porch | Living/dining room | Kitchen | Two first floor bedrooms | Bathroom | Enclosed rear garden | Garden to front | Gas central heating | Double glazed

Located within walking distance of the town centre and further amenities, an enlarged two bedroom Victorian town house complemented by a private rear garden having recently been redecorated throughout.

Ground Floor

Front door.

Porch. Door into open-plan living/dining room.

Open-plan living/dining room: Wood flooring. Feature fireplace. Double glazed window to front aspect. Stairs rising off to first floor. Recessed spotlights. Walkway through to kitchen.

Kitchen: Stainless steel inset sink unit and drainer. Range of light oak fronted wall and base units. Tiling to splashback areas. Built-in 4 ring gas hob with electric oven under, extractor over. Free space and plumbing for washing machine. Recessed spotlights. Door giving access to the garden. Window overlooking garden.

First Floor

Landing: Access to loft with potential to convert subject to necessary planning permissions.

Bedroom one: Double bedroom to front aspect with views over Bowls Club and People's Park. Feature cast iron fireplace. Fitted wardrobe.

Bedroom two: Single bedroom to rear aspect. Useful store cupboard.

Bathroom: White suite comprising of panelled bath with mixer tap shower, pedestal handbasin and low level WC. Tiling to splashback areas. Tiled flooring. Cupboard housing Glow worm gas combination boiler for domestic hot water and central heating.

Outside

Rear garden: Enclosed by close board fencing giving a good degree of privacy. Tiered garden. Decking area. Areas laid to lawn. Areas laid to shingle. Useful storage shed. The garden measures approximately 30 ft in length.

Front: Open-plan laid to shingle. Pathway to front door.

Agents Note

The vendor rents a single garage nearby at a cost of £84.00 a month and believes the landlord would consider transferring to the purchaser of 20 Bath Road.

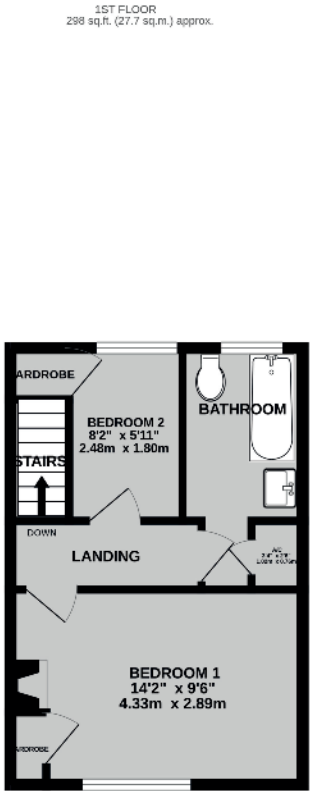
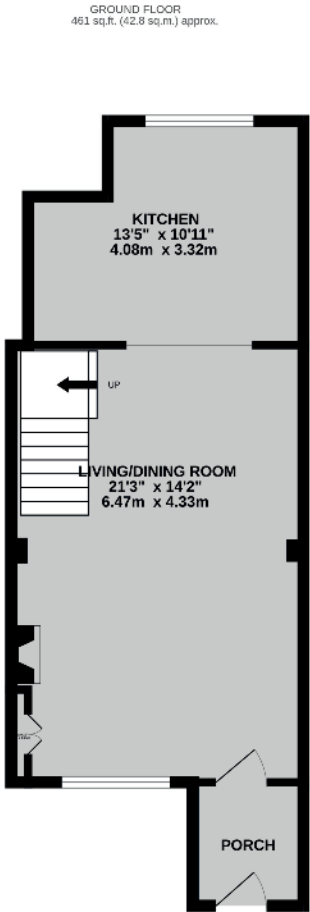
Services: All Council Tax Banding: B
Authority: Cherwell District Council

Directions: From Banbury Cross proceed north along North Bar and at the main set of traffic lights (at the crossroads) turn left into the Warwick Road. Continue along this road and take the second left turn into Bath Road.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		



TOTAL FLOOR AREA: 759 sq.ft. (70.5 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and 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 appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Important Agent's Note All services throughout the property are untested. Any applicants must satisfy themselves with the condition of any central heating systems, fitted gas fires, showers or any other installations (where applicable). Also all measurements should be taken as approximate, although every care is taken in their accuracy. These details contained hereon are for information purposes only and do not form the basis of a contract.

Viewing: Through appointment with Stanbra Powell



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