



12 Queens Road, Banbury, Oxon OX16 0EB
£275,000 Freehold

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



Three bedroom Victorian townhouse.

Entrance hallway | Living room | Dining room | Kitchen |
Utility room | Shower room | Three bedrooms | Cloakroom | 92
ft rear garden | No onward chain

Located within easy walking distance of the town centre and many other amenities is this three bedroom, three storey Victorian home. The property benefits from two reception rooms, kitchen, utility, bathroom, three bedrooms, separate upstairs cloakroom and a 92 ft rear garden. This property is being offered for sale with no onward chain.

Ground Floor

Entrance via composite door to entrance hallway.

Entrance hallway: Wall mounted radiator. Tiled flooring. Stairs rising to first floor. Half wall panelling. Doors to all ground floor accommodation.

Living room: UPVC double glazed bay window to the front aspect. Wall mounted radiator. Gas fire with wood surround. Useful storage cupboard housing fuse box. Opening through into dining room.

Dining room: Ample space for dining table and chairs. Half-wall panelling. Real wood flooring. Wall mounted radiator. Original sash window looks into the garden, opening through into kitchen.

Kitchen: Range of base and eye level units with laminate worktop. Built-in oven. Electric hob with extractor above. Wall mounted heated towel rail. Tiled flooring. Double glazed window. Single-glazed wooden door leads into utility room, opening through into the downstairs shower room.

Shower room: Refitted three piece white suite comprising low level WC, wash hand basin with built-in storage cupboard underneath, large double shower cubicle with electric shower over. Wall mounted heated towel rail. Fully tiled walls. Tiled flooring with underfloor heating. Double glazing obscured window to the side aspect.

Utility room: Built of UPVC construction with a polycarbonate roof. Laminate worktop. Space and plumbing for a washing machine and fridge freezer. Tiled flooring. UPVC double glazed door leads to the rear garden.

First Floor

Landing: Access to first floor accommodation. Stairwell leading to the second floor.

Bedroom one: Good-size double bedroom. UPVC double glazed window to the front aspect. Original built-in cupboard. Feature fireplace. Wall mounted radiator. Overstair storage cupboard.

Bedroom three: Single bedroom with double glazed window overlooking the rear garden. Original fireplace. Wall mounted Potterton boiler. Wall mounted radiator. Door into the cloakroom.

Cloakroom: Macerated toilet with wash hand basin, half-tiled walls and flooring, and extractor fan.

Second Floor

Bedroom two: Located on the top floor. Large double bedroom with a wall mounted radiator. Velux window. Built-in storage in the eaves.

Outside

Front: Tiled pathway leading to front door. The rest of the garden is mostly laid to patio with some flower and shrub beds, enclosed by low level walling.

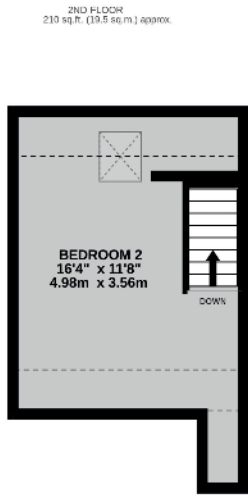
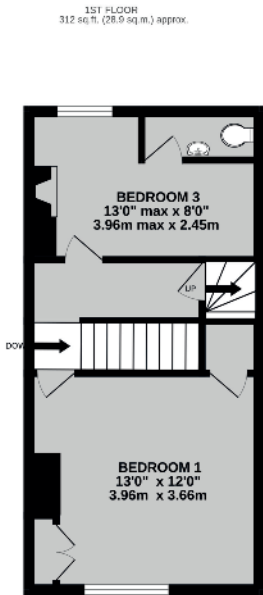
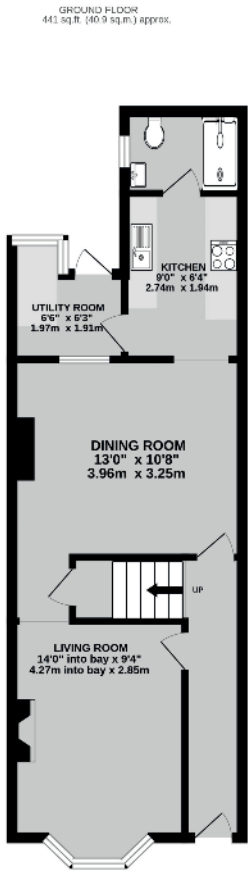
Rear garden: Stepping out onto a patio area with a pathway leading all the way to the end of the garden. The rest of the garden is mostly laid to lawn, with mature flower and shrub borders enclosed by timber panel fencing. To the rear of the garden, there is a small hardstanding and gated rear access. The garden measures approximately 92 ft in length.

Services: All Council Tax Banding: B
Authority: Cherwell District Council
Directions: From Banbury Cross proceed west along West Bar and into the Broughton Road. Take the first right turn into Bath road and first left into Queens Road.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	63 D	75 C
39-54	E		
21-38	F		
1-20	G		



TOTAL FLOOR AREA: 1061sq.ft. (98.6 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 mis-statement. 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



5/6a Horsefair, Banbury,
Oxon OX16 0AA
t: 01295 221100
e: post@stanbra-powell.co.uk



stanbra-powell.co.uk

