



MAXWELLS



5 Marlborough Place, Banbury, Oxfordshire. OX16 5DA
Guide Price £275,000 - Freehold



PROPERTY DESCRIPTION

Located in Banbury town centre, just a short walk from all amenities is this beautifully presented terrace house. Offering two double bedrooms, a 22' sitting/dining room, well appointed kitchen/breakfast room and west facing rear garden. This is a lovely example of a turn of the century 'town house' and should be viewed to appreciate all it has to offer.

The property is accessed via a double glazed door which opens into a generous hallway where you can find a door opening into the sitting/dining room and stairs rising to the landing. The sitting/dining room is a generous 22' long with double glazed window to the front aspect, a chimney breast and door to an under stairs storage cupboard. A small step up takes you into the kitchen/breakfast room which is fitted with an attractive range of cabinets and fitted appliances. The breakfast area is light and bright with a glazed roof and double glazed French doors to the west facing garden.

From the first floor landing are doors opening to both bedrooms, the well appointed bathroom and access to the loft space. Bedroom one is a large double bedroom with a range of fitted wardrobes while bedroom two is also a generous double bedroom situated on the rear of the house. The bathroom is fitted with a four piece suite comprising a shower, bath, hand basin and low level, there is also a cupboard housing the Ideal combination boiler.

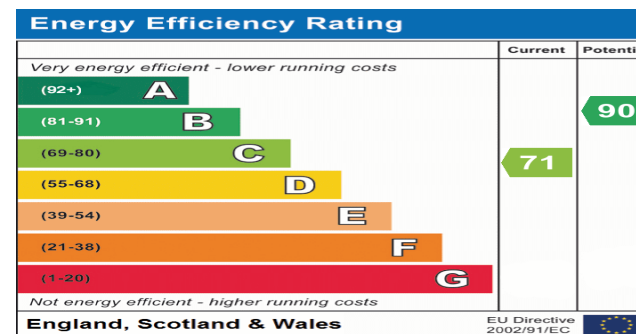
The rear garden is west facing and enclosed by timber fencing. There is a small patio area adjacent to the rear of the house and timber steps up to a deked area which is perfect for enjoying long summer evenings.

Services. We understand the property is connected to mains gas, electricity, water and drainage. Heating and hot water is currently supplied by a gas fired combination boiler.

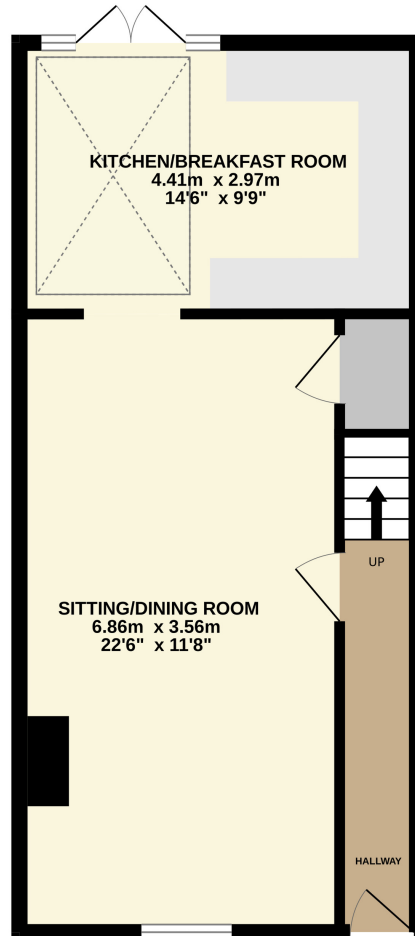
Agents Note: parking is on street

POINTS OF INTEREST

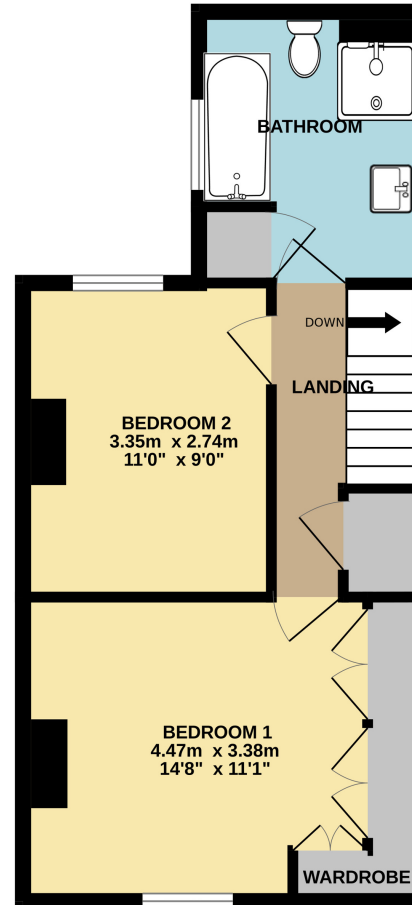
- Town Centre Location
- Beautifully Presented
- 22' Sitting/Dining Room
- Well Appointed Kitchen/Breakfast Room
- Two Double Bedrooms
- Double Glazing
- West Facing Rear Garden
- Bathroom with Four Piece Suite



GROUND FLOOR
43.1 sq.m. (464 sq.ft.) approx.



1ST FLOOR
36.7 sq.m. (395 sq.ft.) approx.



TOTAL FLOOR AREA : 79.8 sq.m. (859 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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