



MAXWELLS



52 Centre Street, Banbury, Oxfordshire. OX16 3LQ
Guide Price £275,000 - Freehold



PROPERTY DESCRIPTION

Located on a cul de sac just a short walk from both the town centre and train station, the property is set back from the road with a half height boundary wall and small courtyard front garden. A door opens into the porch where there is space for coats and shoes plus a glazed door leading into the sitting room. With a feature cast iron fireplace and new double glazed sash window, the sitting room is a delightful room with plenty of space for sofas and coffee tables. A door leads to the dining room which also boasts a feature fireplace and double glazed window along with access to the kitchen and stairs rising to the first floor landing. The kitchen is fitted with a range of cabinets with timber worktops and a selection of appliances. There is a double glazed window and new double glazed door leading to the garden.

From the first floor landing are doors opening to all bedrooms plus the large bathroom. Bedroom one is a generous double with fitted wardrobes, a feature fireplace and double glazed window. Bedroom two is also a double bedroom situated on the rear of the house with a double glazed window and cupboard housing the stairs leading to the loft room. The bathroom is at the end of the landing and is fitted with an attractive, white three piece suite with a large utility cupboard that has plumbing for a washing machine. There is a double glazed window and tiling to the splash prone areas. The loft room has a double glazed window to the rear aspect and plenty of storage to the eaves at the front and back.

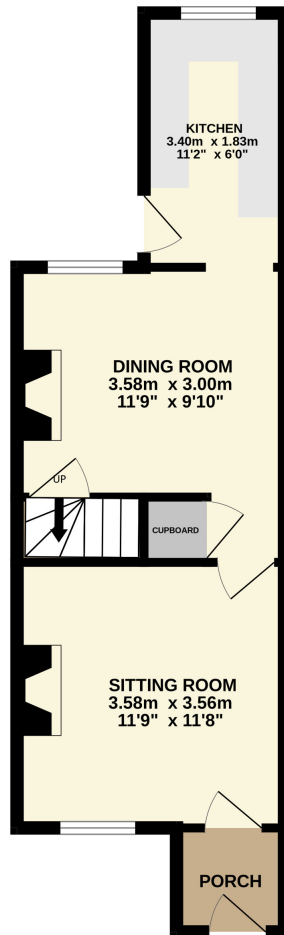
The rear garden is a lovely place to spend time, there is a paved patio area adjacent to the house with a sunken natural pond. A timber gate opens and leads onto the rest of the garden which is laid mainly to lawn and planted with a selection of mature shrubs and flowers plus a mature fruit tree. At the rear of the garden is a timber shed and second patio area.

Services. We have been informed that the property is connected to mains gas, electricity, water and drainage. Heating and hot water is currently provided by a mains gas fired boiler.

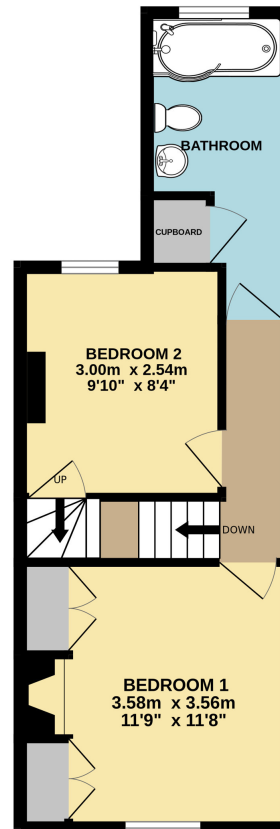
POINTS OF INTEREST

- QUIET CUL DE SAC
- TWO DOUBLE BEDROOMS
- TWO RECEPTION ROOMS
- GAS CENTRAL HEATING
- PRIVATE GARDENS
- CLOSE TO TOWN CENTRE
- CONVERTED LOFT ROOM
- DOUBLE GLAZED WINDOWS
- FIRST FLOOR BATHROOM
- FITTED KITCHEN

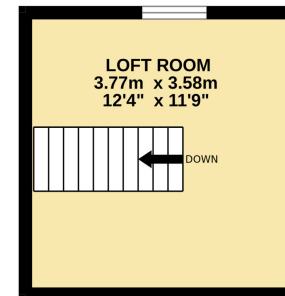
GROUND FLOOR
34.1 sq.m. (367 sq.ft.) approx.



1ST FLOOR
32.6 sq.m. (350 sq.ft.) approx.



LOFT
13.5 sq.m. (145 sq.ft.) approx.



TOTAL FLOOR AREA : 80.2 sq.m. (863 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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