



24 Merton Street, Banbury, Oxon OX16 4RX  
Offers over £180,000

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





*A Victorian town house offering generous size accommodation which would now benefit from updating throughout.*

**Entrance hall | Living room with bay window | Separate dining room | Kitchen | Two first floor double bedrooms | Bathroom | Enclosed rear garden | Small garden to front | On street parking**

Offered with no onward chain and located within walking distance of the town centre and railway station, a two bedroom Victorian terraced town house.

### Ground Floor

Double glazed front door.  
**Entrance hall.** Door through to living room.

**Living room:** Feature walk-in bay window to front aspect. Radiator.

From the hallway walkway through to dining room.

**Dining room:** Useful understairs storage cupboard. Stairs rising to first floor. Window to rear. Thermostat for heating. Door through to kitchen.

**Kitchen:** Comprehensive range of light fronted wall and base units. Stainless steel inset sink unit and drainer. Tiling to splashback areas. Wall mounted Worcester combination boiler for domestic hot water and central heating. Double glazed windows to side and rear. Door giving access to rear.

### First Floor

**Landing:** Door to bedroom one.

**Bedroom one:** Double bedroom with two double glazed windows to front aspect. Fireplace. Fitted wardrobe.

**Bedroom two:** Double bedroom with double glazed window to rear.

**Spacious bathroom:** White suite comprising of panelled bath, pedestal handbasin and low level WC. Tiling to splashback areas. Double glazed window to rear.

### Outside

**Rear garden:** Enclosed by fencing. Gate to rear. Laid to concrete. The garden measures approximately 10 ft in length.

**Front:** Pathway to front door. Small enclosed front garden.

**On street parking.**

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

**Directions:** From Banbury Cross proceed east through the High Street and into George Street and continue over the traffic lights. At the main traffic lights turn left into Lower Windsor Street and right at the next set of traffic lights. Continue over the railway bridge and take the first right turn into Merton Street.



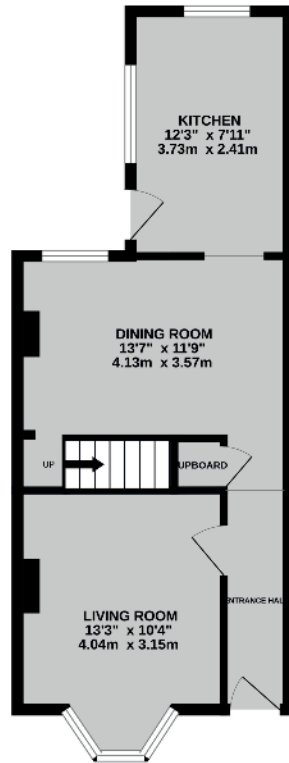




GROUND FLOOR  
408 sq.ft. (37.9 sq.m.) approx.

1ST FLOOR  
404 sq.ft. (37.5 sq.m.) approx.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			



TOTAL FLOOR AREA : 812 sq.ft. (75.4 sq.m.) approx.  
 Whilst every effort has been made to ensure the accuracy of the figures contained here, measurements of floors, walls, ceilings and any other parts are approximate and no responsibility is taken for any errors, omissions or mis-measurements. This plan is for information 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 is to be taken for their condition or availability. Stanbra Powell 0295 221100

**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.

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