

14, 15 & 16 Calthorpe Road, Banbury, Oxon OX16 5HS

**Guide Price: £900,000**

**THREE ADJOINING PROPERTIES IN NEED OF UPDATING ARRANGED AS  
12 SELF CONTAINED FLATS**



These three late Victorian houses sit on the west side of Calthorpe Road in a suburban, mainly built-up residential location of pre-war housing to the south of Banbury town centre and on a sloping site. Banbury is known as a Garden City town situated on the west side of the M40 motorway between Birmingham in the north and Oxford in the south. Much expansion has taken place within the town since the arrival of the motorway over 20 years ago which has seen new shopping centres and trading estates developed. The main railway station is on the main North West coast line and the properties are within ½ mile of the town centre amenities. The 3 properties comprise of mid terraced dwellings each of four storeys. They have been converted into a total of 12 self-contained flats spread over the three buildings. The three basement flats all have separate entrances from the front via steps down to doors under the main access staircase. No. 14 Calthorpe Road is split into 6 flats with the accommodation spreading into the first and second floors of No. 15 which includes two further flats and No. 16 comprises of four self-contained flats. There is ample parking to the rear. The property is in need of complete updating throughout and is sold with full vacant possession. PLEASE NOTE THAT THIS LOT WILL NOT BE SOLD PRIOR TO AUCTION UNDER ANY CIRCUMSTANCES.

**ACCOMMODATION**

No.14

Flat A - Basement. One Bedroom approx 516sf  
Flat B - Ground Floor. One Bedroom approx 435sf  
Flat C - First Floor. One Bedroom approx 459sf  
Flat D - First Floor. Two Bedroom approx 536sf  
Flat E - Second Floor. One Bedroom approx 459sf  
Flat F - Second Floor. Two Bedroom approx 536sf

No.15

Flat A - Basement. Two Bedroom approx 527sf  
Flat B - Ground Floor. One Bedroom approx 437sf

No.16

Flat A - Basement. Two Bedroom approx 538sf  
Flat B - Ground Floor - One Bedroom approx 437sf  
Flat C - First Floor - Two Bedroom approx 570sf  
Flat D - Second Floor - Two Bedroom approx 570sf

**TENURE**

Freehold

**LOCAL AUTHORITY & TAX RATING**

Cherwell District Council 01295 227001  
All Flats are Band A for Council Tax except Flat 16a that is Band B

**VIEWING TIMES**

Tuesday 27/9 @ 10am Wednesday 5/10 @ 11am Sunday 16/10  
@ 11am Thursday 20/10 @ 4pm

**NOTE**

Please note the special conditions of sale provide that the purchaser is to pay an additional sum of 1.25% + VAT of the purchase price towards the vendor's expenses.



STARTING BID

FINAL BID

NOTES

☐ SOLD ☐ UNSOLD ☐ SOLD PRIOR ☐ WITHDRAWN