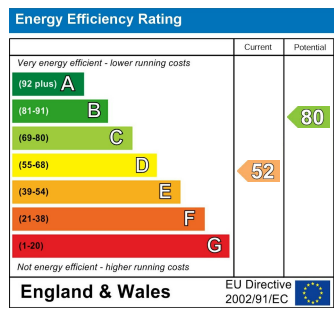


**Agents Note**

All room dimensions show maximum approximate measurements unless stated to the contrary. Facts provided by the vendors of this property are not a warranty. Room sizes are approximate and rounded and should not be relied upon for carpets and furnishings. Any purchaser is advised to seek professional or specialist advice. The description is not designed to mislead, please feel free to speak with us regarding any aspect unclear before viewing.

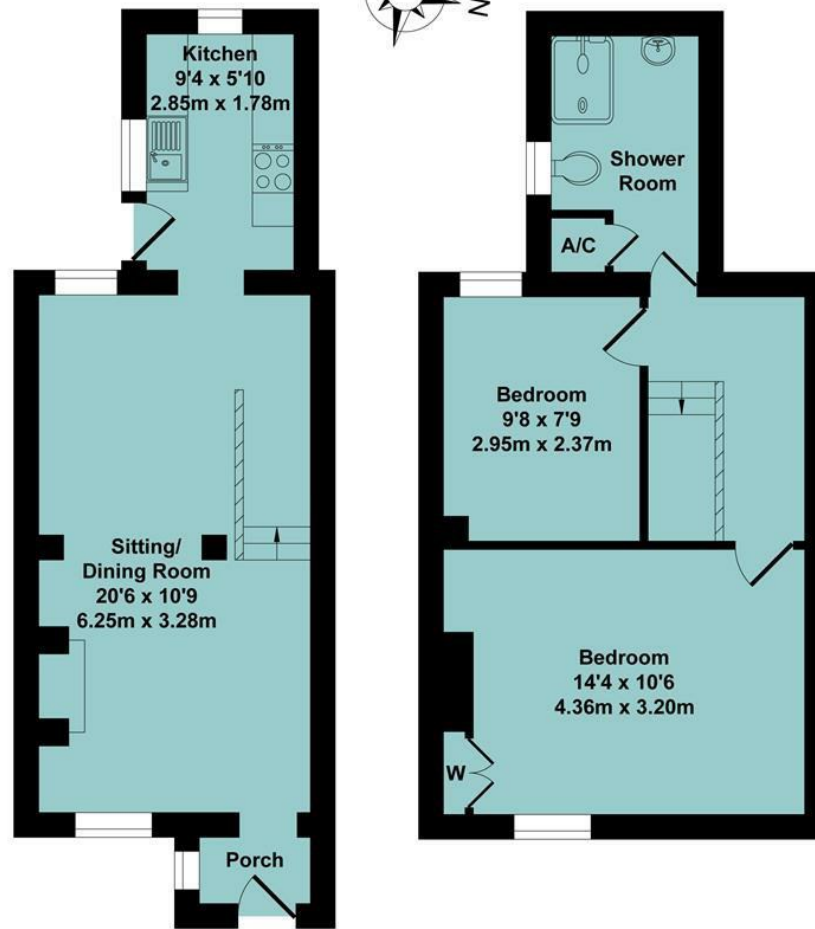
**Referral fees**

Anker and Partners earn supplementary income from various sources relating to the provision, referral and introduction of services and products to our clients and customers. This may be in the form of a fixed fee or a percentage of a premium, fee or invoice. This is not done in all cases and use of these providers/suppliers is not mandatory. Clients are entirely free to choose their own products, services and providers. We declare this intention within our Terms of Business and by signing these documents our clients and customers confirm their agreement in doing so.



Ground Floor  
Approx. Floor Area 297 Sq.Ft.  
(27.60 Sq.M.)

First Floor  
Approx. Floor Area 354 Sq.Ft.  
(32.90 Sq.M.)



Total Approx. Floor Area 651 Sq.Ft. (60.50 Sq.M.)  
All items illustrated on this plan are included in the "Total Approx Floor Area"

01295 271414 ankerandpartners.co.uk post@ankerandpartners.co.uk  
31-32 High Street, Banbury, Oxfordshire OX16 5ER



PROPERTY MISDESCRIPTIONS ACT 1991: The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.



42 Bath Road  
Banbury



# 42 Bath Road, Banbury, Oxfordshire, OX16 0TP

## Approximate distances

Banbury town centre 0.3 miles  
Junction 11 (M40) 1.5 miles  
Banbury railway station 1 mile  
Oxford 22 miles  
Stratford upon Avon 18 miles  
Banbury to London Marylebone by rail approx. 55 mins  
Banbury to Oxford by rail approx. 17 mins  
Banbury to Birmingham by rail 50 mins approx.

**A WELL PRESENTED TWO BEDROOM CHARACTERFUL HOME POSITIONED WITHIN WALKING DISTANCE OF THE TOWN CENTRE AND RAILWAY STATION, IDEAL FOR FIRST TIME BUYERS**

**Entrance porch, sitting room/dining room, kitchen, two bedrooms, bathroom, courtyard style garden, gas central heating, double glazing, no onward chain. Energy rating E.**

**£245,000 FREEHOLD**



## Directions

From Banbury town centre proceed in a northwesterly direction along the Warwick Road (B4100). Continue past the police station and on approaching the right hand turn take the left hand turning into Bath Road. After a short distance the property will be found on the right hand side. You will find car parking for Peoples Park on the left hand side opposite the property. A "For Sale" board has been erected for ease of identification.

## Situation

BANBURY is conveniently located only two miles from Junction 11 of the M40, putting Oxford (23 miles), Birmingham (43 miles), London (78 miles) and of course the rest of the motorway network within easy reach. There are regular trains from Banbury to London Marylebone (55 mins) and Birmingham Snow Hill (55 mins). Birmingham International airport is 42 miles away for UK, European and New York flights. Some very attractive countryside surrounds and many places of historical interest are within easy reach.

## The Property

42 BATH ROAD is a two bedroomed mid terraced house that has been refurbished to offer a modern and spacious property within walking distance of the town centre and railway station. The accommodation is well proportioned and split over two floors and still beholds characterful features with a tasteful blend of modern features throughout. On the ground floor there is a light and airy open plan sitting room/dining room that flows onto the kitchen and rear garden. On the first floor there are two good sized bedrooms and a well appointed bathroom. The rear garden is low maintenance and opposite the property is the pleasant Peoples Park. This would be an ideal property for those looking to get on the property ladder or downsize.

A floorplan has been prepared to show the room sizes and layout as detailed below. Some of the main features are as follows:

- \* A well presented Victorian terraced house.
- \* Entrance via entrance porch which has space for coats and shoes, door to dining area.

\* Dining area having ample space for table and chairs, stairs to first floor, opening to the sitting room area.

\* Good sized sitting area having door to kitchen.

\* Kitchen offering a modern smart range of units with plenty of storage, a range of base and eye level units with worktops over, sink unit with mixer tap, two double glazed windows, space for oven, plumbing for washing machine.

\* Two good sized bedrooms on the first floor.

\* Bathroom with a suite comprising shower, WC and wash basin. Airing cupboard.

\* Courtyard style rear garden which is low maintenance and ideal for entertaining. Access across the back for neighbouring properties who also share the side passageway.

## Local Authority

Cherwell District Council. Council tax band B.

## Viewing

Strictly by prior arrangement with the Sole Agents Anker & Partners.

## Energy rating: E

A copy of the full Energy Performance Certificate is available on request.