

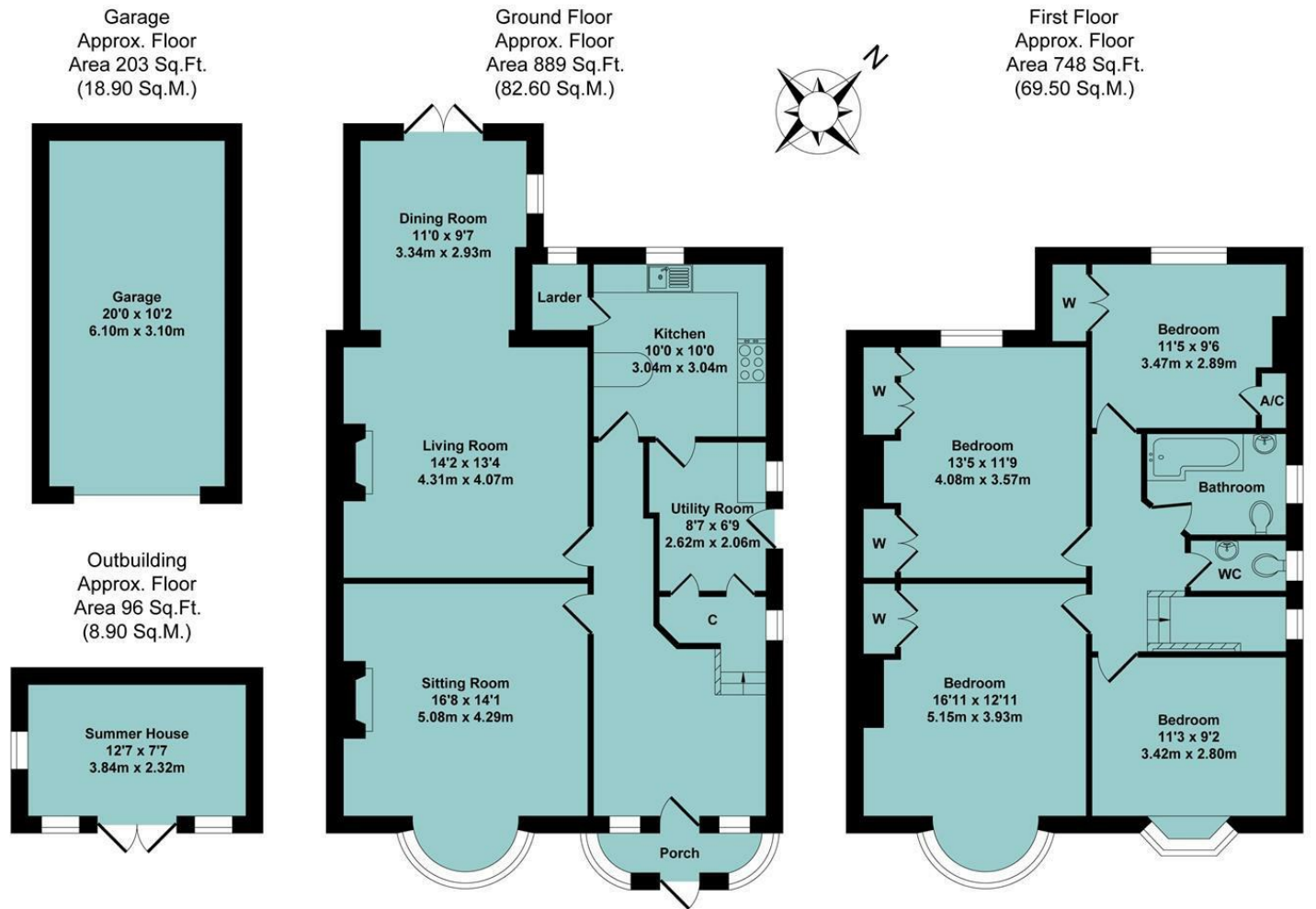
Agents Note

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		49	66
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Total Approx. Floor Area 1936 Sq.Ft. (179.90 Sq.M.)
All items illustrated on this plan are included in the "Total Approx Floor Area"

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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.



40 Bloxham Road
Banbury



40 Bloxham Road, Banbury, Oxfordshire, OX16 9JN

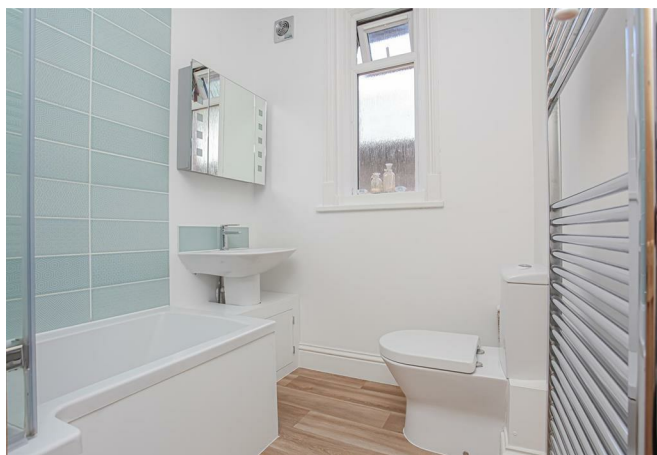
Approximate distances

Banbury 0.5 miles
 Banbury railway station 1 miles
 Junction 11 (M40 motorway) 2.5 miles
 Oxford 20 miles
 Stratford Upon Avon 20 miles
 Leamington Spa 19 miles
 Banbury to Marylebone by rail approx. 55 mins
 Banbury to Oxford by rail approx. 19 mins
 Banbury to Birmingham by rail approx. 50 mins

A BEAUTIFULLY PRESENTED FOUR BEDROOM SEMI-DETACHED EDWARDIAN HOUSE WITH LOVELY PERIOD FEATURES AND LARGE WELL TENDED GARDENS WITHIN EASY WALKING DISTANCE OF THE TOWN CENTRE AND SCHOOLING.

Porch, large hall, sitting room, open plan living/dining/garden room, kitchen/breakfast room, utility room, four double bedrooms, bathroom, WC, lovely gardens, garden office/cabin, single garage. Energy rating E.

Offers over £525,000 FREEHOLD



Directions

From Banbury town centre proceed in a south westerly direction toward Chipping Norton and Bloxham (A361). Follow Bloxham Road for a short distance and the property will be found on the right hand side and can be recognised by our "For Sale" board.

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.

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

* A brick built Edwardian semi-detached house with surprisingly large and very well presented accommodation on two floors.

* Occupying a generous plot with large well tended gardens to front and rear within easy walking distance of the town centre, schools and convenient for the hospital and railway station.

* Lovely period features including bay and bow windows, picture rails, large hall with original 'tulip' design bannisters, high ceilings and stripped pine doors. In addition there are two working fireplaces and quality 'real oak' laminate flooring.

* Porch with black and white tiled floor opening to the very spacious aforementioned hall.

* Sitting room with bow window to front with seat under, open fireplace and picture rail.

* Living/dining/garden room which is an open plan space with quality 'Real Oak' laminate flooring and French windows opening to the rear garden and an additional window to the side.

* Kitchen/breakfast room with shaker cream units, fitted range cooker, integrated dishwasher, work surfaces and matching breakfast bar, large window to rear overlooking the garden, door to large walk-in shelved pantry, further

door to a large utility room with plumbing for washing machine, space for fridge/freezer, cupboard with space for a tumble dryer and door to the side.

* Landing with quality 'Real Oak' flooring, hatch with fitted ladder to a boarded loft with light connected, stripped pine doors to the first floor accommodation.

* Main double bedroom with bow window to front and attractive detailed surround, built in double wardrobe, picture rails. Three further double bedrooms two of which have far reaching views to the rear.

* Bathroom fitted with a white suite comprising panelled bath with shower unit over with fully tiled surround, wash hand basin and WC, window, new boarded and lino floor, extractor.

* Separate WC with window.

* Attractive deep front lawn garden with path to front door, borders and a large mature acer.

* Gated side access leads via path to the large well tended rear garden which includes a raised terrace behind the house, beyond which there is a large lawn with well stocked borders, raised beds, further paved seating area, large mature magnolia tree, spacious timber garden office/cabin with power connected, windows and door opening to a raised deck.

* Single garage which is larger than average and is approached via a vehicular access between numbers 30 and 32 Bloxham Road. It is the third garage on the left approached via an up and over door which is located a very short walk from the property.

* We understand that the local authority have indicated that, subject to an application, it may be possible to create off road parking in the front garden area by dropping the curb.

Services

All main services are connected. Gas central heating via radiators served by the wall mounted gas fired boiler which is located in a cupboard off bedroom four.

Energy rating: E