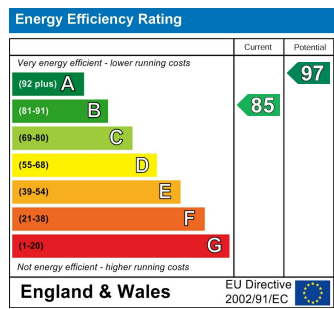


Agents Note

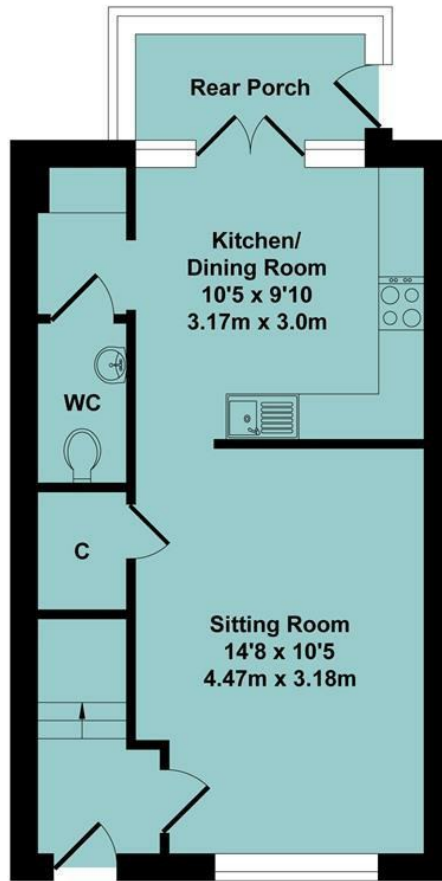
All room dimensions show maximum approximate measurements unless stated to the contrary. Facts provided by the vendors of this property are not a warranty. Room sizes are approximate and rounded and should not be relied upon for carpets and furnishings. Any purchaser is advised to seek professional or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

Referral fees

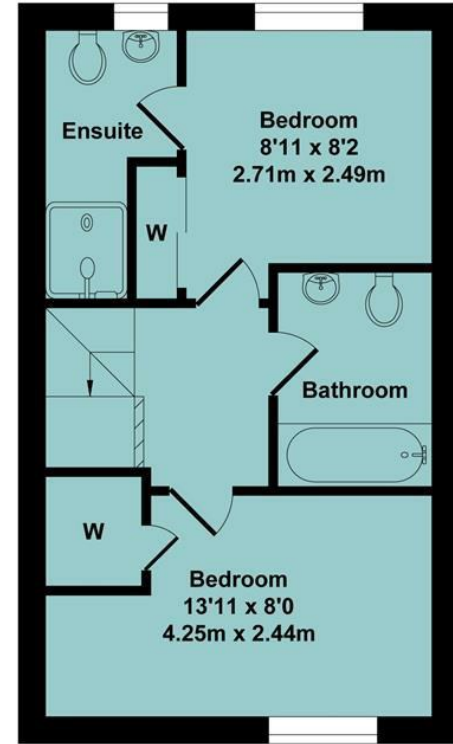
Anker and Partners earn supplementary income from various sources relating to the provision, referral and introduction of services and products to our clients and customers. This may be in the form of a fixed fee or a percentage of a premium, fee or invoice. This is not done in all cases and use of these 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 388 Sq.Ft. (36.0 Sq.M.)



First Floor
Approx. Floor Area 347 Sq.Ft. (32.20 Sq.M.)



Total Approx. Floor Area 735 Sq.Ft. (68.20 Sq.M.)

All items illustrated on this plan are included in the "Total Approx Floor Area"

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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.



46 Bailey Road
Banbury



46 Bailey Road, Banbury, Oxfordshire, OX16 1HW

Approximate distances

Banbury town centre 1.75 miles

Banbury railway station 2.5 miles

Junction 11 (M40 motorway) 3 miles

Stratford upon Avon 18 miles

Leamington Spa 17 miles

Oxford 25 miles

Banbury to Marylebone by rail approx. 55 mins

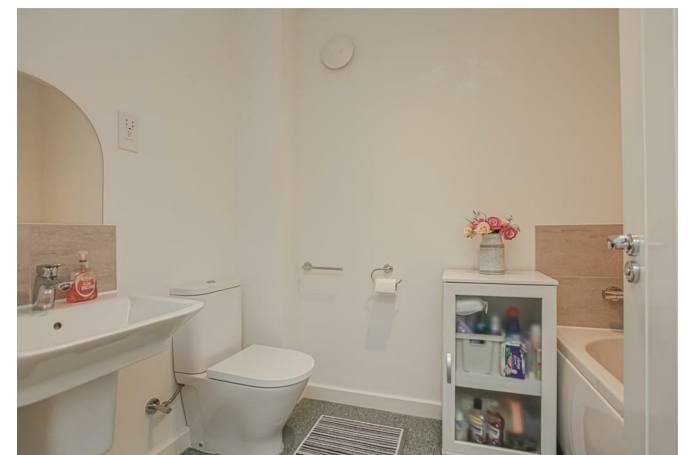
Banbury to Oxford by rail approx. 17 mins

Banbury to Birmingham by rail approx. 50 mins

AN IMMACULATELY PRESENTED, EXTENDED TWO BEDROOM SEMI-DETACHED PROPERTY THAT BENEFITS FROM AN EN-SUITE AND TWO OFF ROAD PARKING SPACES.

Entrance hall, lounge, kitchen/diner, utility and downstairs WC, garden room, master bedroom with en-suite, family bathroom, second bedroom, gas ch via rads, driveway for two cars, rear garden. Energy rating B.

OFFERS OVER £250,000 FREEHOLD



Directions

From Banbury Town Centre proceed in a northwesterly direction via the Warwick Road (B4100). Follow the Warwick Road as it becomes the A422 and at the traffic lights opposite The Barley Mow public house turn left. After a short distance, take the first turning on the left into Bretch Hill and take the second turning on the right into George Parish Road. Upon entering the road take the first left turning onto Tony Humphries Road. After roughly 0.1 miles, this road becomes Bailey Road and you will find the property on your right hand side after a further 0.2 miles.

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 modern semi-detached house constructed approximately two years ago.

* Entrance hall with stairs to the first floor and entrance to the lounge.

* Spacious living room with downstairs cupboard.

* Open kitchen/diner, kitchen comprises of integrated appliances to include dishwasher, fridge freezer, oven and hob with a selection of counter top cupboards and wall units.

* Extension to the back of the kitchen with a garden room and access to the garden.

* Utility with space for washing machine, downstairs WC.

* Master bedroom located at the back of the property with integrated wardrobes and en-suite comprising wash hand basin, WC and walk-in double shower.

* Second double bedroom is located at the front of the property with built in storage cupboard traditionally the airing cupboard.

* Modern family bathroom fitted with a white suite, panelled bath, wash hand basin, WC, with grey slate tiles.

* Landscaped rear garden with gated access to the side entrance.

* Off road parking in front of the property for two cars.

* Located on the northern outskirts of Banbury with convenient access for schooling.

Services

All mains services are connected. The gas fired boiler is located in the utility cupboard opposite the downstairs WC.

Local Authority

Cherwell District Council. Council tax band C.

Energy rating: B

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

Viewing

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

