

**Agents Note**

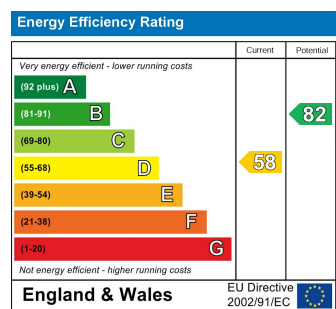
All room dimensions show maximum approximate measurements unless stated to the contrary. Facts provided by the vendors of this property are not a warranty. Room sizes are approximate and rounded and should not be relied upon for carpets and furnishings. Any purchaser is advised to seek professional or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

**Survey & Valuation**

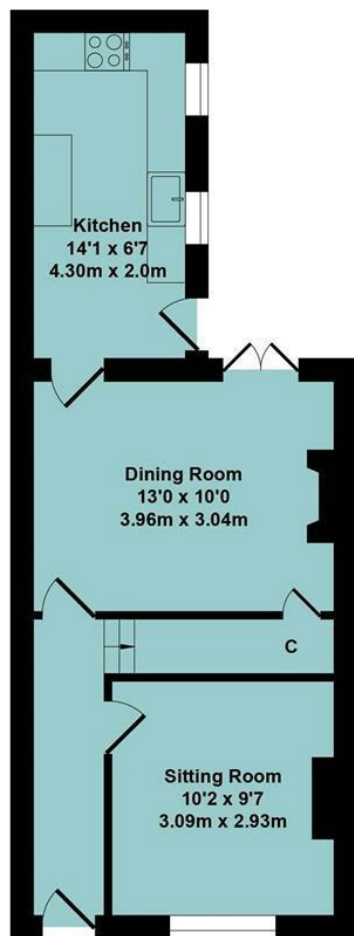
Should you decide to purchase elsewhere in the Banbury area (via another Estate Agent) do please bear in mind that our Partner Robert Moore is a Chartered Surveyor and he is able to undertake Building Surveys, Home Buyer Reports and Valuations for all purposes. Discounted fee terms are available when simultaneous mortgage valuation work is carried out.

**Referral fees**

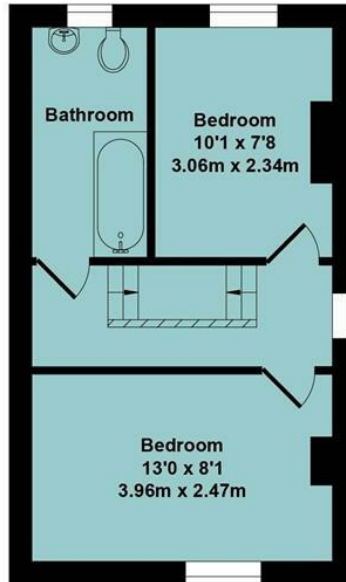
Anker and Partners earn supplementary income from various sources relating to the provision, referral and introduction of services and products to our clients and customers. This may be in the form of a fixed fee or a percentage of a premium, fee or invoice. This is not done in all cases and use of these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



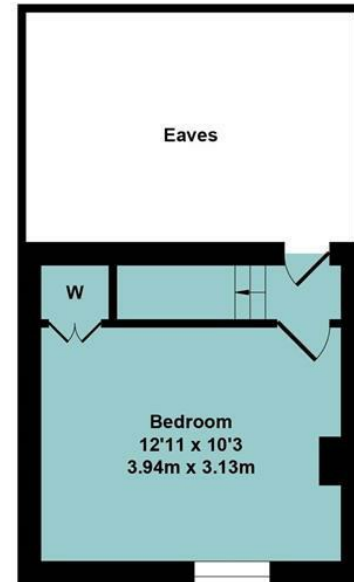
Ground Floor  
Approx. Floor Area 399 Sq.Ft.  
(37.10 Sq.M.)



First Floor  
Approx. Floor Area 300 Sq.Ft.  
(27.90 Sq.M.)



Second Floor  
Approx. Floor Area 167 Sq.Ft.  
(15.50 Sq.M.)



Total Approx. Floor Area 866 Sq.Ft. (80.50 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.



141 Warwick Road  
Banbury



# 141 Warwick Road, Banbury, Oxfordshire, OX16 2AR

Approximate distances  
Banbury town centre 0.5 miles  
M40 (junction 11) 1 mile  
Oxford 23 miles  
Banbury to London Marylebone 55 mins by rail

## A WELL PRESENTED END TERRACE THREE BEDROOM THREE STOREY VICTORIAN TOWNHOUSE WITHIN WALKING DISTANCE OF THE TOWN CENTRE

Hall, sitting room, dining room, kitchen, three bedrooms, bathroom, gas ch via rads, uPVC double glazing, period features, garden and off road parking space to rear. Energy rating D.

£280,000 FREEHOLD



### Directions

From Banbury town centre proceed along the Warwick Road (B4100). The property will be found on the left hand side before the first roundabout. It 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 (51 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

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 Victorian end terraced house.
- \* Well presented accommodation on three floors.
- \* Walking distance of town centre and railway station.
- \* Modern kitchen with a range of traditional style cream units complimented by solid wooden work surfaces incorporating integrated fridge and freezer, plumbing for washing machine, tall double cupboard, breakfast bar/shelf, two windows and a door to the garden.
- \* Sitting room with large window to front, ornamental fireplace, laminate wood effect floor, picture rails and built-in cupboards.
- \* Large dining room with laminate wood effect floor, lovely cast iron fireplace, door to understairs cupboard housing the wall mounted

gas fired boiler with light connected, French doors from the dining room open to the garden.

\* Three generous bedrooms including two doubles and a large single/small double.

\* Modern bathroom with a white suite and window.

\* Gas central heating via radiators and uPVC double glazing.

\* Split level garden with large slate patio at the side extending at the rear with steps up to a lawned area with borders.

\* From the garden a gate opens to an off road parking space.

### Services

All mains services are connected. The wall mounted Baxi gas fired boiler is located in the understairs cupboard off the dining room.

### Local Authority

Cherwell District Council. Council Tax Band B.

### Viewing

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

### Energy rating: D

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

