

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.

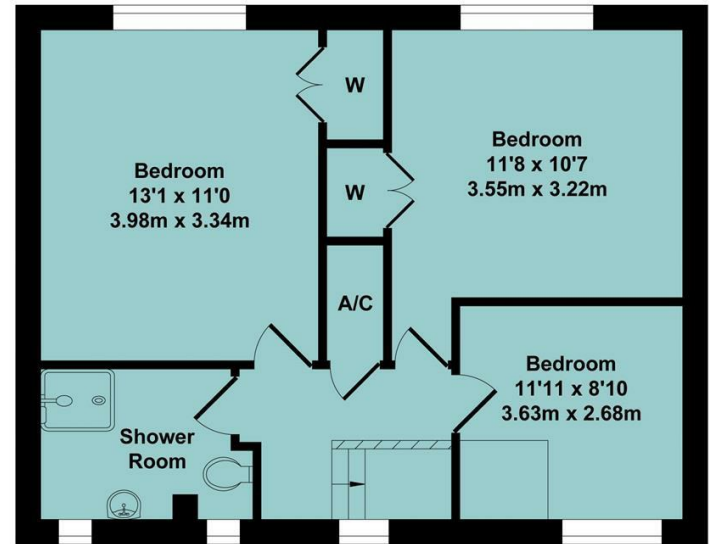
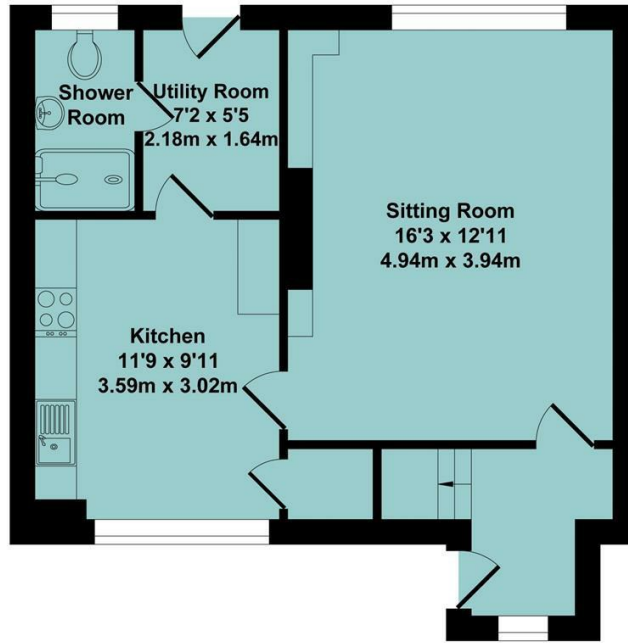
Referral fees

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.

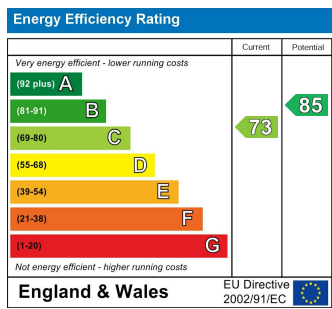
Ground Floor
Approx. Floor Area 456 Sq.Ft. (42.40 Sq.M.)



First Floor
Approx. Floor Area 490 Sq.Ft. (45.50 Sq.M.)



Total Approx. Floor Area 946 Sq.Ft. (87.90 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.



75 Mold Crescent
Banbury



75 Mold Crescent, Banbury, Oxfordshire, OX16 0ER

Approximate distances

Banbury town centre 1 mile
Banbury railway station 1.25 miles
Chipping Norton 13 miles
Stratford upon Avon 20 miles
Leamington Spa 19 miles
Oxford 24 miles
Banbury to London Marylebone by rail approx. 55 mins
Banbury to Birmingham by rail approx. 50 mins
Banbury to Oxford by rail approx. 17 mins

A WELL PRESENTED THREE BEDROOM TERRACED HOUSE WITH MODERN FITTINGS INCLUDING TWO BATHROOMS

Hall, living room, kitchen/breakfast room, utility area, ground floor wet room, three bedrooms, first floor wet room, rear garden. Energy rating C.

£255,000 FREEHOLD



Directions

From Banbury Cross proceed along West Bar and into the Broughton Road. At the roundabout turn right into Woodgreen Avenue and continue until reaching the roundabout. Take the first turning left off the roundabout into The Fairway and after approximately 100 yards take the left hand turning into Mold Crescent. Continue along the road where the property will be seen on the left hand side. 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.

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:

- * Hall.
- * Living room overlooking the garden.
- * Kitchen/breakfast room with a range of base and eye level units incorporating a built-in oven, separate ceramic hob, space for fridge/freezer, work surfaces, door to built-in understairs cupboard, window to front, space for table and chairs.
- * Utility area with door to ground floor wet room with fully tiled walls, window and radiator.
- * Two double bedrooms with built-in wardrobes and third single bedroom.
- * First floor wet room fitted with a walk-in shower, wash hand basin and WC, two windows, radiator.
- * uPVC double glazing, recently updated central heating system and re-wiring.

* Gravelled frontage with a path at the side which provides a shared pedestrian access via an alley to the rear garden which is lawned with borders and has hardstanding for a shed.

Services

All mains services are connected. The wall mounted gas fired Gloworm boiler is located in the airing cupboard on the landing.

Local Authority

Cherwell District Council. Council tax band B.

Energy rating: C

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

Viewing

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

