

Agents Note

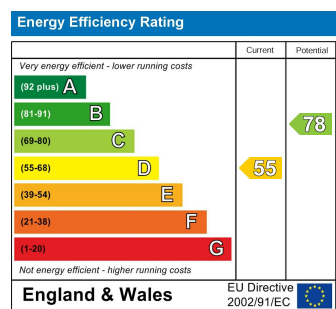
All room dimensions show maximum approximate measurements unless stated to the contrary. Facts provided by the vendors of this property are not a warranty. Room sizes are approximate and rounded and should not be relied upon for carpets and furnishings. Any purchaser is advised to seek professional or 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

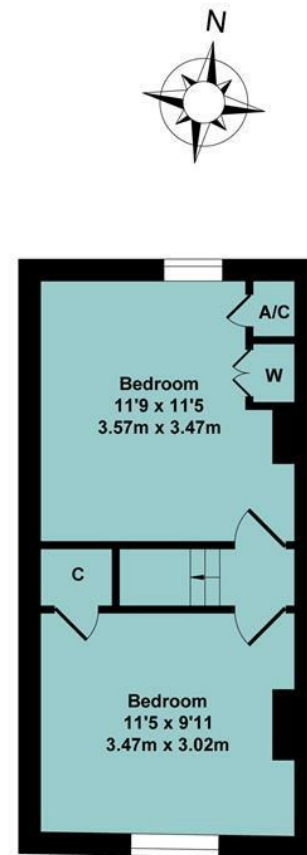
Anker and Partners earn supplementary income from various sources relating to the provision, referral and introduction of services and products to our clients and customers. This may be in the form of a fixed fee or a percentage of a premium, fee or invoice. This is not done in all cases and use of these 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 413 Sq.Ft. (38.40 Sq.M.)



First Floor
Approx. Floor Area 283 Sq.Ft. (26.30 Sq.M.)



Total Approx. Floor Area 696 Sq.Ft. (64.70 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.



13 Merton Street
Banbury



13 Merton Street, Banbury, Oxfordshire, OX16 4RU

Approximate distances

Banbury town centre 0.75 miles
Banbury railway station 0.2 miles
Junction 11 (M40 motorway) 1 mile
Oxford 23 miles
Stratford upon Avon 20 miles
Leamington Spa 18 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 TERRACED TWO BEDROOM HOUSE WITH DRIVEWAY LOCATED WITHIN EASY WALKING DISTANCE OF RAILWAY STATION AND TOWN CENTRE, AN IDEAL FIRST TIME PURCHASE OR INVESTMENT

Entrance porch, lounge, kitchen/diner, two bedrooms, bathroom, utility area, rear garden, driveway. Energy rating D.

£220,000 FREEHOLD



Directions

From Banbury town centre proceed in an easterly direction along Bridge Street and having passed the railway bridge take the first right hand turning into Merton Street and after a short distance the property can be found on the left hand side.

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:

- * Offered with no onward chain.
- * Easy walking distance to train station and town centre.
- * Shops and amenities nearby.
- * Driveway.
- * Entrance porch with door to lounge.
- * Lounge with window to front and fireplace.
- * Kitchen/diner with wall and base mounted units, space for oven, space for dishwasher, space for table.
- * Ground floor bathroom comprising bath, wash hand basin, tiled floor, window and extractor fan.
- * Utility area with plumbing for washing machine and door leading to the rear garden.

* Two double bedrooms on the first floor both having exposed wood floor, bedroom two has a built-in cupboard.

* The rear garden is mostly laid to lawn with a brick outbuilding to the rear. Number 14 on the right hand side has access through the garden of the subject property and the subject property has access through numbers 12 and 11.

Services

All mains services are connected.

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.