

Agents Note

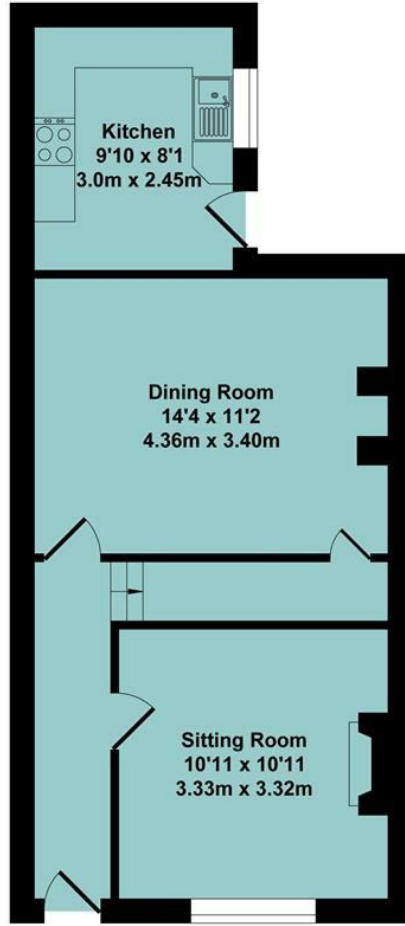
All room dimensions show maximum approximate measurements unless stated to the contrary. Facts provided by the vendors of this property are not a warranty. Room sizes are approximate and rounded and should not be relied upon for carpets and furnishings. Any purchaser is advised to seek professional or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

Referral fees

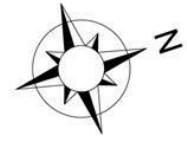
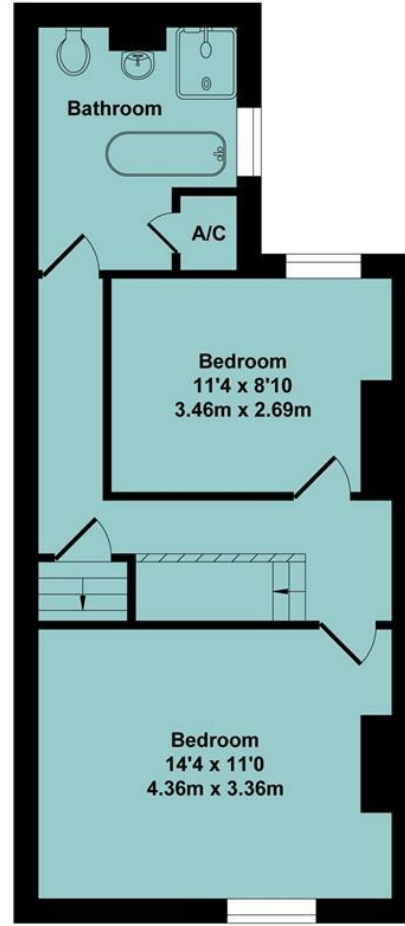
Anker and Partners earn supplementary income from various sources relating to the provision, referral and introduction of services and products to our clients and customers. This may be in the form of a fixed fee or a percentage of a premium, fee or invoice. This is not done in all cases and use of these 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			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		47	74
England & Wales		EU Directive 2002/91/EC	

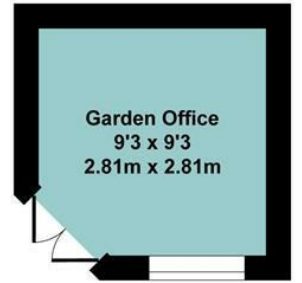
Ground Floor
Approx. Floor Area 441 Sq.Ft.
(41.0 Sq.M.)



First Floor
Approx. Floor Area 441 Sq.Ft.
(41.0 Sq.M.)



Outbuilding
Approx. Floor Area 81 Sq.Ft.
(7.50 Sq.M.)



Total Approx. Floor Area 963 Sq.Ft. (89.50 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.



11 Marlborough Place
Banbury



11 Marlborough Place, Banbury, Oxfordshire, OX16 5DA

Approximate distances

Banbury town centre 0.1 miles

Oxford 22 miles

Junction 11 (M40 motorway) 1.5 miles

Banbury railway station 0.75 miles

Banbury to London Marylebone by rail approx. 55 mins

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Banbury to Birmingham by rail approx. 50 mins

Banbury to Oxford by rail approx. 17 mins

A VERY WELL PRESENTED TWO BEDROOM END TERRACED VICTORIAN TOWNHOUSE WITH CHARACTER FEATURES LOCATED IN THE TOWN CENTRE

Entrance hall, kitchen, sitting room, dining room, two bedrooms, bathroom, rear garden, garden office. Energy rating E.

Offers in the region of £270,000 FREEHOLD



Directions

From Banbury Cross proceed via High Street into George Street. Take the first turning on the right into Albert Street and at the T-junction continue straight ahead across Marlborough Road and into Marlborough Place. The property will be found towards the end of the road on the right 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:

- * Walking distance of town centre.
- * A tasteful combination of modern décor and character features.
- * Spacious accommodation throughout.
- * Entrance hall with quarry tiled floor and stairs to first floor.
- * Dining room with ample space for table and chairs, Victorian fireplace and wooden surround.
- * Sitting room with exposed wood floor, wood burner, good sized understairs storage cupboard and door to kitchen.
- * Kitchen comprising a range of base and wall mounted units with oak worktops, tiled flooring, integrated oven and hob, space and plumbing for dishwasher, space and plumbing for washing machine, space for fridge freezer, door to rear garden.
- * First floor landing with hatch to loft.

* Good sized master bedroom with exposed wood floor.

* The second bedroom is also a double.

* Bathroom comprising a free standing roll top 1800's bath, separate shower cubicle, WC, wash hand basin, window and access to airing cupboard.

* The fully boarded attic is currently being used as an entertainment space.

* A landscaped rear garden is approached via a gate at the side which is also shared with a neighbour of the adjoining house. Block paved areas ideal for a table and chairs. Garden office ideal for home workers. Artificial lawn.

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.

EPC

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