

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.

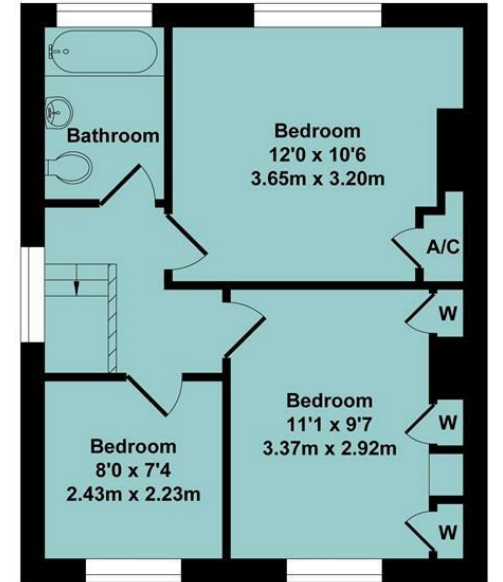
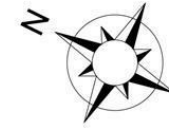
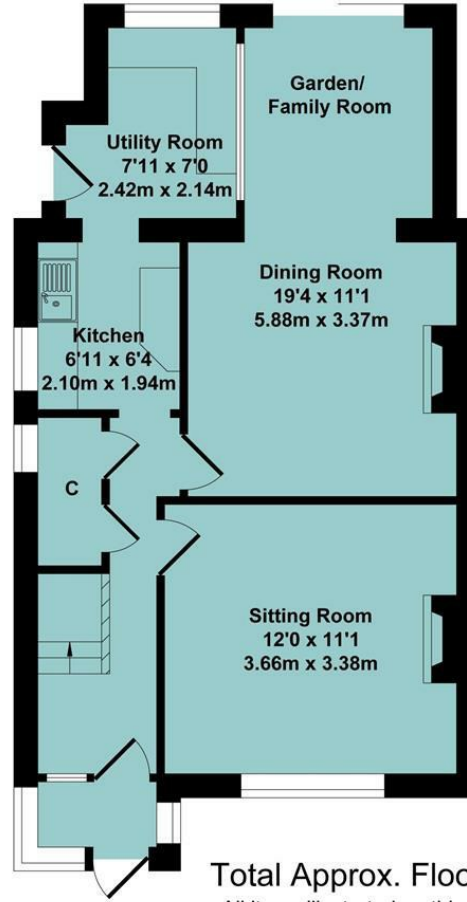
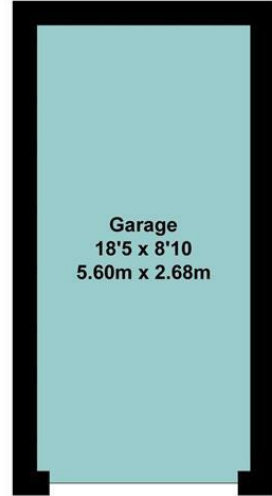
Referral fees

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.

Garage
Approx. Floor Area 161 Sq.Ft.
(15.0 Sq.M.)

Ground Floor
Approx. Floor Area 518 Sq.Ft.
(48.10 Sq.M.)

First Floor
Approx. Floor Area 377 Sq.Ft.
(35.0 Sq.M.)



Total Approx. Floor Area 1056 Sq.Ft. (98.10 Sq.M.)
All items illustrated on this plan are included in the "Total Approx Floor Area"

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-65) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		45	80
England & Wales		EU Directive 2002/91/EC	

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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.



56 Neithrop Avenue
Banbury



56 Neithrop Avenue, Banbury, Oxfordshire, OX16 2NG

Approximate distances

Banbury town centre 0.75 miles
Junction 11 (M40 motorway) 1.75 miles
Banbury railway station 2 miles
Oxford 22 miles
Stratford upon Avon 20 miles
Banbury to London Marylebone by rail 55 mins
Banbury to Oxford by rail approx. 20 mins
Banbury to Birmingham by rail approx. 50 mins

A SEMI DETACHED HOUSE WITH EXTENDED GROUND FLOOR IN A POPULAR RESIDENTIAL AREA CONVENIENTLY LOCATED WITHIN WALKING DISTANCE OF THE TOWN CENTRE WHICH REQUIRES MODERNISATION

Porch, hall, sitting room, dining room, garden/family room, kitchen, utility, three bedrooms, bathroom, gas ch via rads, uPVC double glazing, shared driveway, garage, large rear garden, no upward chain. Energy rating E.

£275,000 FREEHOLD



Directions

From Banbury town centre proceed along the Warwick Road (B100). After approximately 1/2 a mile Neithrop Avenue will be found as a turning to the right. Continue until the property will be found on the right hand side and 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 (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 three bedroom semi detached house believed to date back to the late 1930's which has subsequently been extended on the ground floor.

* Standing in a generous plot with a large rear garden.

* Porch and hall.

* Sitting room with window to front, tiled fireplace and picture rails.

* Dining room with fitted gas fire and back boiler, picture rails and archway to the garden/family room with sliding double glazed patio doors opening to the rear garden.

* Kitchen with a range of base and eye level units, plumbing for washing machine, electric cooker point, window to side, access to the utility area with space for fridge/freezer, door to side and window to rear.

* Main double bedroom with picture rails, window to rear overlooking the garden and door to built-in airing cupboard.

* Second double bedroom with built-in wardrobes, window to front.

* Third single bedroom with window to front.

* Bathroom with a coloured suite comprising panelled bath with mixer taps and shower attachment, wash hand basin and WC, radiator.

* Modernisation required.

* No upward chain.

* Conveniently located within walking distance of the town centre.

Services

All mains services are connected. The boiler is a back boiler behind the fire in the dining room.

Local Authority

Cherwell District Council. Council tax band C.

Viewing

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

Energy rating: TBC

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

