

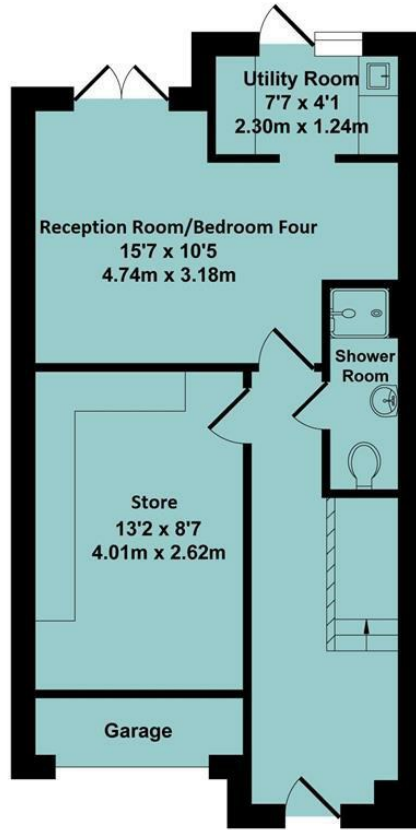
Agents Note

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.

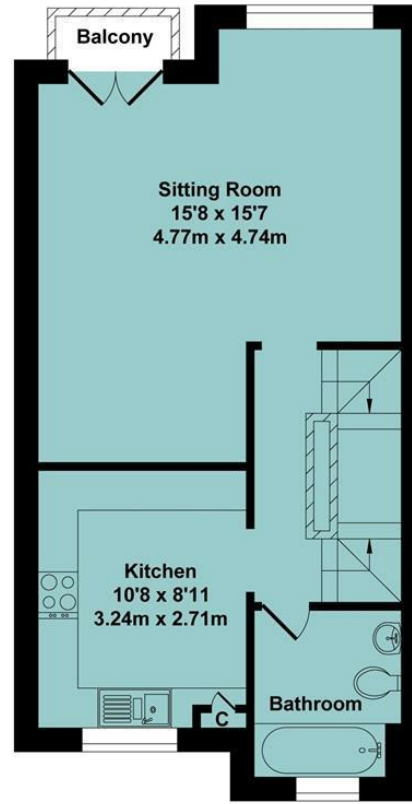
Referral fees

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.

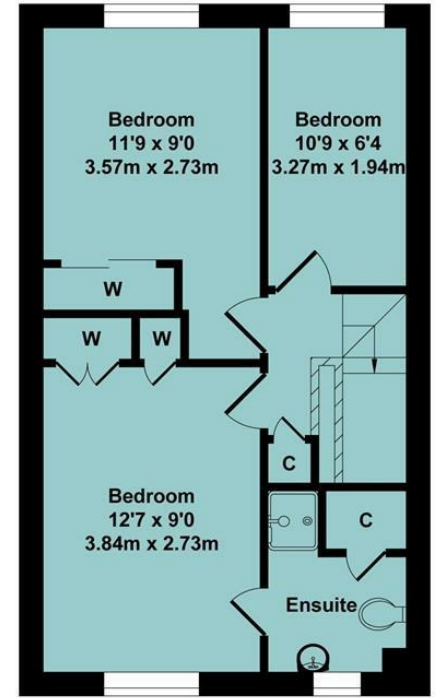
Ground Floor
Approx. Floor Area 428 Sq.Ft. (39.8 Sq.M.)



First Floor
Approx. Floor Area 428 Sq.Ft. (39.8 Sq.M.)



Second Floor
Approx. Floor Area 399 Sq.Ft. (37.1 Sq.M.)



Total Approx. Floor Area 1255 Sq.Ft. (116.70 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			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		76	85
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.



50 Coopers Gate
Banbury



50 Coopers Gate, Banbury, Oxfordshire, OX16 2EQ

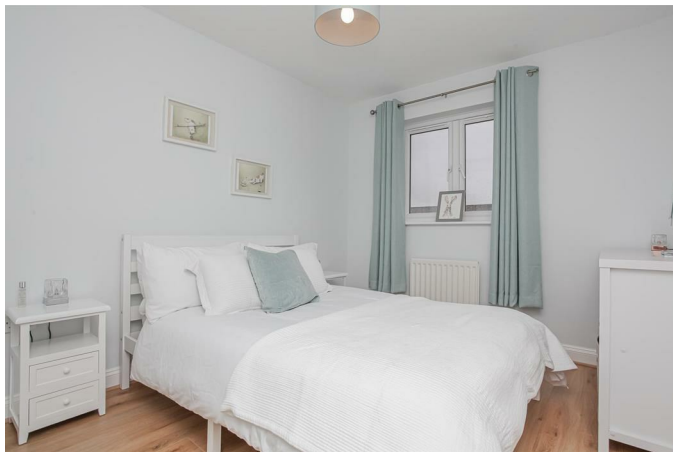
Approximate distances

Banbury town centre 0.25 miles
 Banbury railway station 0.5 miles
 Oxford 20 miles
 Leamington Spa 18 miles
 Stratford upon Avon 19 miles
 Banbury to London Marylebone by rail 55 mins approx.
 Banbury to Oxford by rail 17 mins approx.
 Banbury to Birmingham by rail 50 mins approx.

A BEAUTIFULLY PRESENTED THREE/FOUR BEDROOM TOWNHOUSE WITH THREE BATHROOMS LOCATED WITHIN WALKING DISTANCE OF THE TOWN CENTRE

Entrance hall, ground floor reception room/bedroom four, utility room, ground floor shower room, first floor sitting room with balcony, kitchen, first floor family bathroom, three bedrooms and an en-suite on the second floor, integral garage currently used as a store room, rear garden, off road parking and visitor parking. Energy rating C.

£375,000 FREEHOLD



Directions

From Banbury town centre proceed in a northerly direction along the Southam Road (A423). After a short distance Coopers Gate will be found as a turning to the right. Continue to the T-junction and turn right again and follow the one way system and after making the first right hand turn the property will be found after a very short distance 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:

- * Beautifully presented throughout.
- * Three/four bedroom townhouse with flexible accommodation on three floors.
- * Master bedroom with en-suite.
- * Walking distance of town centre.
- * Spacious entrance hall with stairs rising to first floor, wood floor, door to garage which has a stud wall and is currently being used as a store.
- * Ground floor reception room currently being used as a second sitting room however could be utilised as a fourth bedroom, doors to rear garden, opening to utility room.
- * Utility room with space and plumbing for washing machine, door to rear garden, window, Belfast sink, base and eye level units.
- * Ground floor shower room with shower cubicle, wash hand basin and WC, extractor fan.
- * First floor landing with wood floor and stairs to second floor.
- * Spacious sitting room with a south facing window and Juliet balcony, wood floor, ample space for table and chairs.
- * Kitchen with a smart range of white modern base and eye level units with worktops over, ceramic hob with extractor over, integrated double oven, fridge and freezer, space for dishwasher, sink, window to front.
- * Bathroom fitted with a white suite comprising bath with mixer taps, WC and wash hand basin, fully tiled walls, window to front.
- * Second floor landing with access to airing cupboard and attic.
- * Master bedroom with a range of built-in wardrobes, wood flooring, window to front, door to en-suite.
- * En-suite comprising shower cubicle, wash hand basin, WC and storage cupboard.
- * Second which is also a double and has a built-in wardrobe with sliding mirrored doors, window to rear, wood flooring.
- * Single bedroom with window to rear and wood flooring.
- * Low maintenance rear garden with patio area ideal for table and chairs leading to an astroturfed area, gate at the rear leading to the front.
- * Parking space at the front of the property and various visitors spaces.
- * All mains services are connected. Gas central heating via radiators.

Local Authority
 Cherwell District Council. Council tax band D.

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

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