

Agents Note

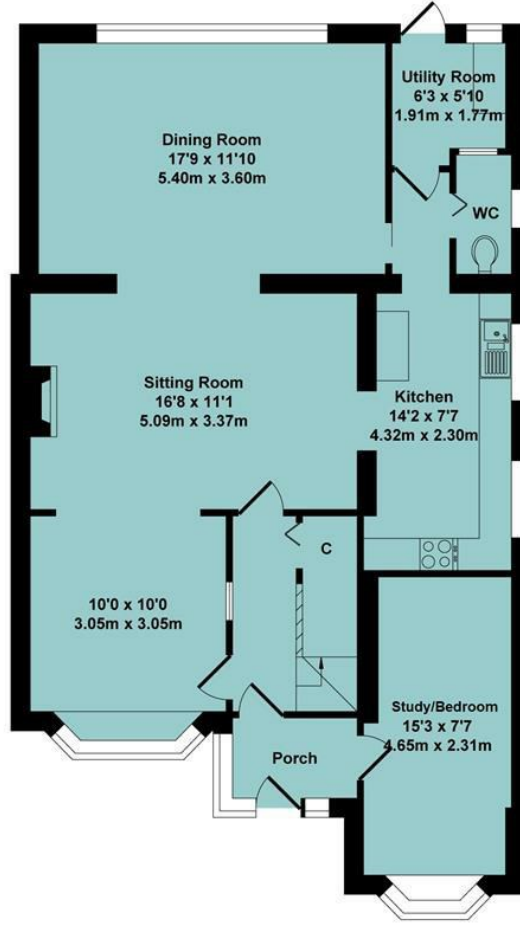
All room dimensions show maximum approximate measurements unless stated to the contrary. Facts provided by the vendors of this property are not a warranty. Room sizes are approximate and rounded and should not be relied upon for carpets and furnishings. Any purchaser is advised to seek professional or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

Referral fees

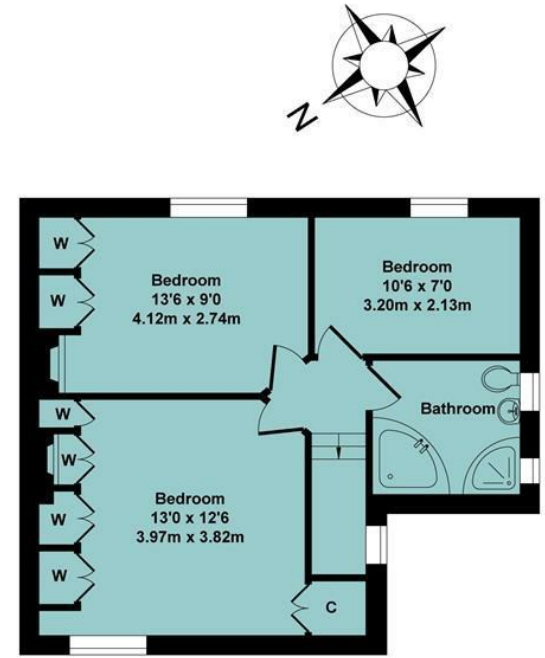
Anker and Partners earn supplementary income from various sources relating to the provision, referral and introduction of services and products to our clients and customers. This may be in the form of a fixed fee or a percentage of a premium, fee or invoice. This is not done in all cases and use of these 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			73
(55-68) D		57	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Ground Floor
Approx. Floor Area 940 Sq.Ft. (87.30 Sq.M.)



First Floor
Approx. Floor Area 469 Sq.Ft. (43.60 Sq.M.)



Total Approx. Floor Area 1409 Sq.Ft. (130.90 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.



57 Bloxham Road
Banbury



57 Bloxham Road, Banbury, Oxfordshire, OX16 9JS

Approximate distances

Banbury 0.5 miles
Banbury railway station 1 miles
Junction 11 (M40 motorway) 2.5 miles
Oxford 20 miles
Stratford Upon Avon 20 miles
Leamington Spa 19 miles
Banbury to Marylebone by rail approx. 55 mins
Banbury to Oxford by rail approx. 19 mins
Banbury to Birmingham by rail approx. 50 mins

A SPACIOUS AND EXTENDED THREE BEDROOM SEMI DETACHED HOUSE LOCATED A SHORT WALK FROM THE TOWN CENTRE BENEFITTING FROM A GENEROUS REAR GARDEN AND OFF ROAD PARKING

Entrance hall, study, living/dining room, kitchen, utility, downstairs WC, three bedrooms, family bathroom, front and rear gardens, off road parking. Energy rating D. No onward chain.

£350,000 FREEHOLD



Directions

From Banbury town centre proceed in a south westerly direction toward Chipping Norton and Bloxham (A361). Follow Bloxham Road for a short distance and the property will be found on the left 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:

- * Entrance porch leading to entrance hall with stairs to first floor and understairs storage.
- * Study with window to front.
- * Open plan sitting/dining room with bay window to front, gas fire, access to kitchen from dining area.
- * Galley kitchen with panelled walls and ceiling, a range of wood effect base and eye level units with worktops over, window to side, integrated oven and four ring electric hob and extractor over, space for washing machine, space for under counter fridge and freezer.
- * Utility at the rear with WC, space for tumble dryer with worktop over, door to rear.
- * Bedroom one with window to front, ample built-in wardrobes, cupboard over the stairs.
- * Bedroom two is a double with window to rear, built-in double wardrobe.

- * Bedroom three is a single with window to rear.
- * Family bathroom fitted with a coloured suite comprising corner bath, wash hand basin and WC, white corner free standing shower cubicle.
- * The rear garden is landscaped and well maintained. It comprises lawns, a small gazebo and a shed. Access to Easington Park at the rear. Side access to front.
- * Off road parking for two cars to the front.

Services

All mains services are connected.

Local Authority

Cherwell District Council. Council tax band C.

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.