

Agents Note

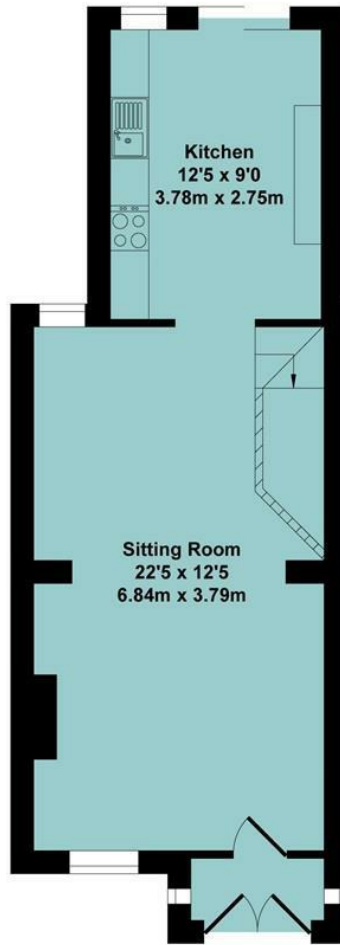
All room dimensions show maximum approximate measurements unless stated to the contrary. Facts provided by the vendors of this property are not a warranty. Room sizes are approximate and rounded and should not be relied upon for carpets and furnishings. Any purchaser is advised to seek professional or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

Referral fees

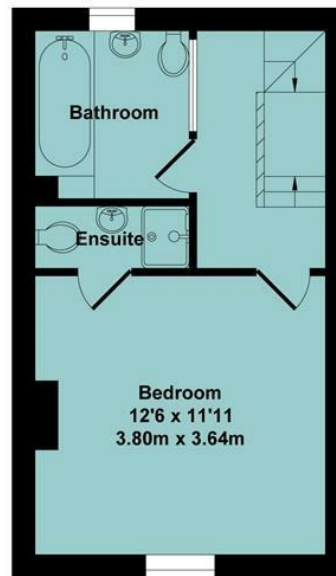
Anker and Partners earn supplementary income from various sources relating to the provision, referral and introduction of services and products to our clients and customers. This may be in the form of a fixed fee or a percentage of a premium, fee or invoice. This is not done in all cases and use of these 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			88
(81-91) B			
(69-80) C		63	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

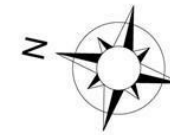
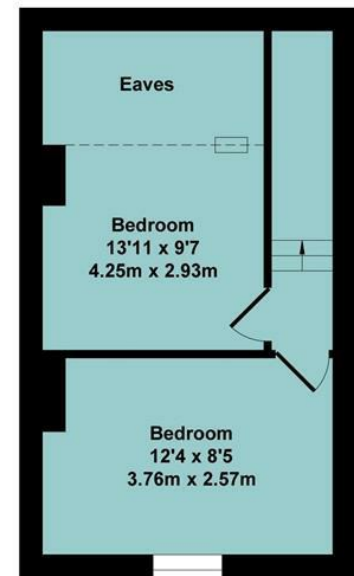
Ground Floor
Approx. Floor Area 411 Sq.Ft. (38.20 Sq.M.)



First Floor
Approx. Floor Area 279 Sq.Ft. (25.90 Sq.M.)



Second Floor
Approx. Floor Area 279 Sq.Ft. (25.90 Sq.M.)



Total Approx. Floor Area 969 Sq.Ft. (90.0 Sq.M.)
All items illustrated on this plan are included in the "Total Approx Floor Area"

01295 271414 ankerandpartners.co.uk post@ankerandpartners.co.uk
31-32 High Street, Banbury, Oxfordshire OX16 5ER



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.



92 West Street
Banbury



92 West Street, Banbury, Oxfordshire, OX16 3HE

Approximate distances

Banbury town centre 0.75 miles

Banbury railway station 0.5 miles

Junction 11 (M40 motorway) 0.8 miles

Oxford 23 miles

Stratford upon Avon 20 miles

Leamington Spa 18 miles

Banbury to London Marylebone by rail approx 55 mins

Banbury to Oxford by rail approx. 17 mins

Banbury to Birmingham by rail approx. 55 mins

A THREE BEDROOM VICTORIAN TERRACED HOME OVER THREE FLOORS LOCATED CLOSE TO SHOPS AND RAILWAY STATION

Entrance porch, living room, dining room, kitchen, three bedrooms, bathroom, en-suite, courtyard garden. Energy rating D. No onward chain.

£240,000 FREEHOLD



Directions

From Banbury proceed in an easterly direction via Bridge Street along the Middleton Road. After approximately a 1/4 of a mile turn left at the mini roundabout into West Street. Continue along the road and just after the turning on the right onto North Street the property will be found 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:

- * Offered with no onward chain.
- * Victorian terraced home over three floors.
- * Located close to shops and railway station.
- * Entrance porch.
- * Spacious living room to front, opening to dining room with ample space for table and chairs, stairs to first floor.
- * Kitchen to rear comprising a range of base and wall mounted units, integrated oven and hob, space for washing machine and fridge freezer, gas fired boiler located on wall, door opening to garden.
- * First floor landing with window to rear, stairs to second floor.
- * The master bedroom is a double with window to the front and door to en-suite.

* En-suite comprising shower cubicle, WC and wash hand basin, extractor fan.

* Family bathroom also located on the first floor and comprises bath with rainfall shower over, wash hand basin, WC, extractor fan and window.

* The second bedroom is also a double and is located on the second floor with window to front.

* Third bedroom with reduced head height ideal for an office with window to rear.

* Small courtyard garden with gate to the rear having access to the alleyway.

* On street parking.

Local Authority

Cherwell District Council. Council tax band A.

Services

All mains services are connected. The boiler is located in the kitchen.

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.