

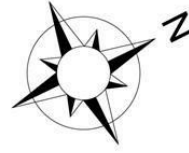
Agents Note

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.

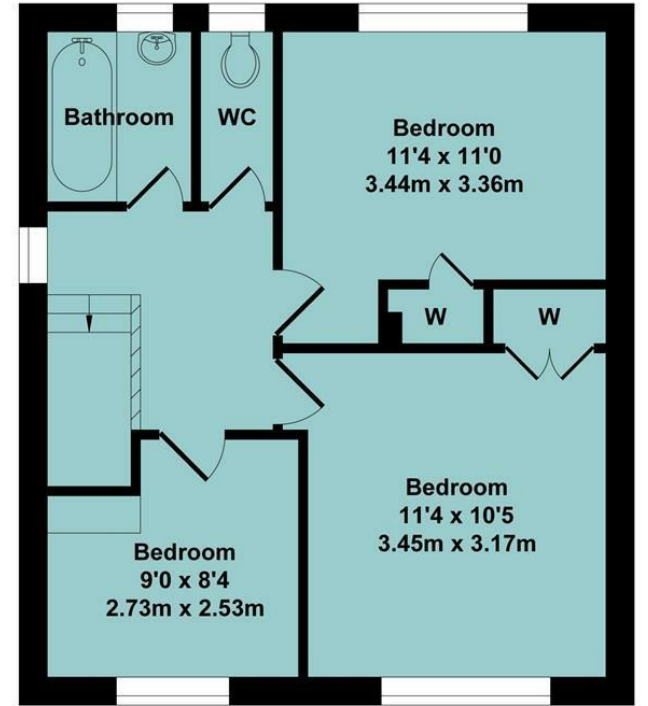
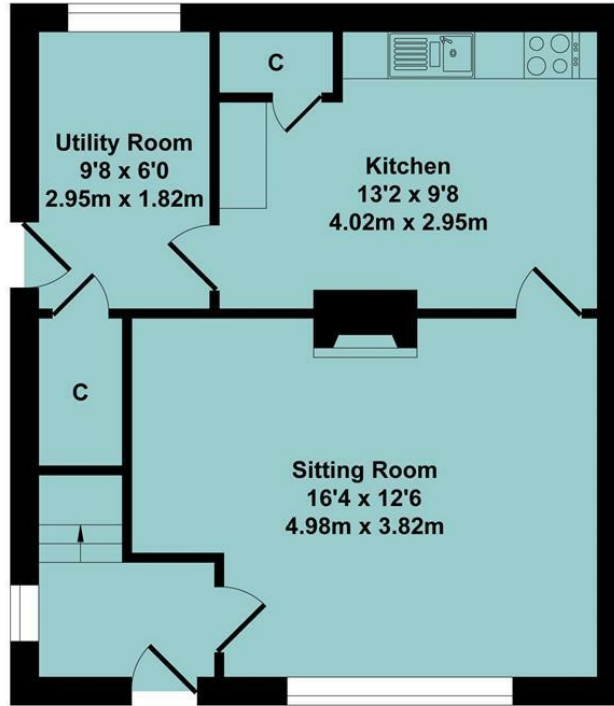
Referral fees

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 439 Sq.Ft.
(40.80 Sq.M.)



First Floor
Approx. Floor Area 439 Sq.Ft.
(40.80 Sq.M.)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			77
(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	

Total Approx. Floor Area 878 Sq.Ft. (81.60 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.



42 Orchard Way
Banbury



42 Orchard Way, Banbury, Oxfordshire, OX16 0HA

Approximate distances

Banbury town centre 0.5 miles

Banbury train station 1 miles

Oxford 24 miles

Banbury to London Marylebone by rail approx. 55 mins

Banbury to Oxford by rail 17 mins

Banbury to Birmingham by rail 50 mins

A THREE BEDROOM SEMI DETACHED HOUSE WHICH IS IN NEED OF THOROUGH MODERNISATION

Hall, sitting room, kitchen/dining room, utility room, three bedrooms, bathroom, gas ch vja rads, uPVC double glazing, driveway parking, good sized rear garden. Energy rating D.

£245,000 FREEHOLD



Directions

From Banbury town centre proceed westerly via West Bar into Broughton Road. Turn right at the roundabout into Woodgreen Avenue and continue to the next roundabout and then straight on into Orchard Way. 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:

* A brick built three bedroom semi detached house.

* In need of thorough modernisation.

* Good sized rear garden.

* Off road parking space on the driveway and additional on street parking.

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

* Kitchen/dining room with a range of medium oak units incorporating built-in oven, gas hob and extractor hood over, integrated fridge, space for table and chairs, window to rear and door to shelved cupboard with wall mounted gas fired boiler.

* Utility room with plumbing for washing machine, space for tumble dryer and other appliances, window to rear, door to side and door to understairs cupboard.

* Landing with window to side and hatch to large boarded loft space with light connected.

* Main double bedroom with window to front and built-in wardrobe.

* Second double bedroom with window to rear overlooking the garden and built-in wardrobe.

* Third single bedroom with window to front and exposed floorboards.

* Bathroom fitted with a suite comprising panelled bath with shower unit over and fully tiled surround, wash hand basin, window, heated towel rail. Separate WC.

* Gas central heating via radiators and uPVC double glazing.

* Relatively small frontage and drive at the side providing an off road parking space.

* Gated access at the side opens to the rear garden where there is a patio, lawn, vegetable plot, shed and greenhouse.

Services

All mains services are connected. The wall mounted Ideal gas fired combination boiler is located in a cupboard off the kitchen.

Local Authority

Cherwell District Council. Council tax band B.

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.

