

**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.

Cellar  
Approx. Floor  
Area 73 Sq.Ft.  
(6.80 Sq.M.)

Ground Floor  
Approx. Floor  
Area 513 Sq.Ft.  
(47.70 Sq.M.)

First Floor  
Approx. Floor  
Area 361 Sq.Ft.  
(33.50 Sq.M.)

Second Floor  
Approx. Floor  
Area 226 Sq.Ft.  
(21.0 Sq.M.)



**Total Approx. Floor Area 1173 Sq.Ft. (109.0 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	
(92-100) A	82
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
60	
EU Directive 2002/91/EC	
England & Wales	

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.



68 West Street  
Banbury



# 68 West Street, Banbury, Oxfordshire, OX16 3HD

## 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 TERRACED PROPERTY REQUIRING UPDATING LOCATED WITHIN EASY WALKING DISTANCE OF THE TRAIN STATION

Entrance hall, sitting room, dining room, kitchen, downstairs bathroom, three bedrooms, top floor en-suite shower room, cellar, garden. Energy rating D.

OFFERS IN EXCESS OF £240,000 FREEHOLD



## Directions

From Banbury proceed in an easterly direction via Bridge Street along the Middleton Road. After approximately a ¼ of a mile turn left at the mini roundabout into West Street. Continue along the road for approximately 200 yards passing South Street on the right and the property will be found after a short distance on the right 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:

- \* Offered with no onward chain.
- \* Requires updating/modernisation.
- \* Entrance hall with stairs to first floor, door into dining room.
- \* Dining room with ample space for table and chairs, window overlooking the rear garden, door leading to cellar.
- \* Sitting room with window to front.
- \* Kitchen comprising a range of base and eye level units, integrated oven and hob, space for fridge freezer, cupboard housing gas fired boiler, door to utility space having plumbing for washing machine, door to rear garden.
- \* Downstairs bathroom bath, WC and wash hand basin, windows to side and rear.
- \* First floor landing with window to rear.

- \* The master bedroom is a double with window to front.
- \* The second bedroom is also a double with window to rear.
- \* Top floor landing with skylight.
- \* Further bedroom on the top floor with window to front.
- \* Top floor shower room having shower cubicle, WC and wash basin, extractor fan.
- \* The garden comprises a patio area leading to a lawned area.

## 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.

