

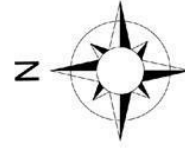
Agents Note

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.

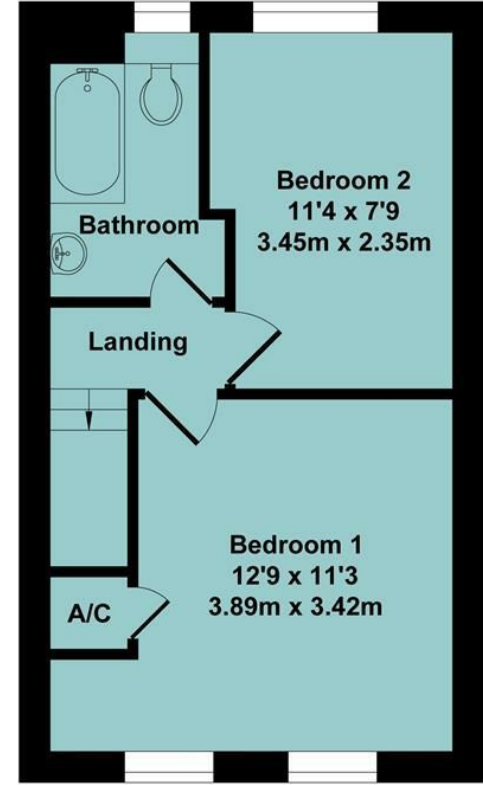
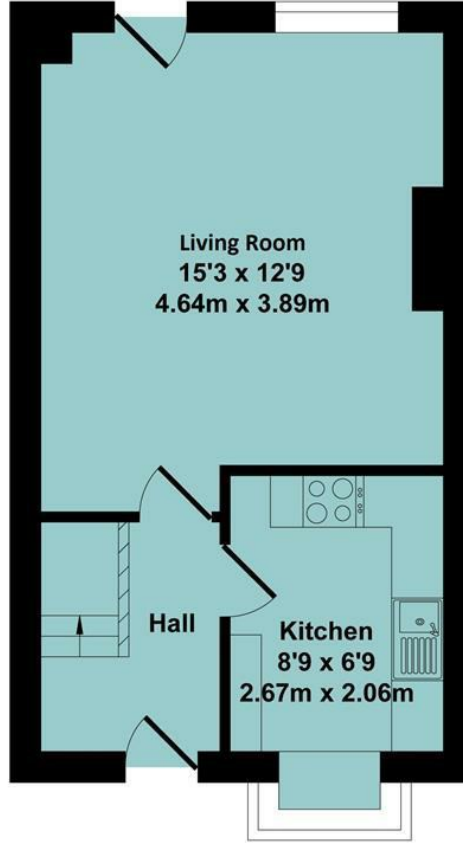
Referral fees

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 297 Sq.Ft.
(27.60 Sq.M.)



First Floor
Approx. Floor Area 292 Sq.Ft.
(27.10 Sq.M.)



Total Approx. Floor Area 589 Sq.Ft. (54.70 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			85
(81-91) B			
(69-80) C			
(55-68) D		65	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		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.



4 Westminster Way
Banbury



4 Westminster Way, Banbury, Oxfordshire, OX16 4FA

Approximate distances

Banbury town centre 1.25 miles

Banbury railway station 1 mile

Junction 11 (M40 motorway) 0.75 miles

Oxford 23 miles

Stratford upon Avon 21 miles

Leamington Spa 19 miles

Banbury to London Marylebone by rail approx. 55 mins

Banbury to Birmingham by rail approx. 50 mins

Banbury to Oxford by rail approx. 17 mins

A WELL PRESENTED TWO BEDROOM SEMI DETACHED MODERN HOUSE ON THE EASTERN SIDE OF BANBURY CONVENIENTLY LOCATED FOR LOCAL AMENITIES, PLACES OF WORK, RAILWAY AND MOTORWAY

Hall, living room, modern kitchen, two bedrooms, modern bathroom, gas ch via rads, uPVC double glazing, generous rear garden, two allocated off road parking spaces. Energy rating D.

£250,000 FREEHOLD



Directions

From Banbury town centre proceed in an easterly direction via Bridge Street into the Middleton Road. Continue to the outskirts of the town and at the roundabout at the end of Middleton Road turn right into Ermont Way and at the next roundabout turn right into Overthorpe Road and after a short distance right again into Westminster Way. The property is the second on the right 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 modern brick built two bedroom semi detached house on the eastern outskirts of Banbury in a popular area known as "New Grimsbury".

* Conveniently located within walking distance of local amenities and within easy reach of the railway station and junction 11 of the M40 motorway.

* Spacious open plan living room.

* Modern kitchen with cream gloss units and space for appliances, bay window to front, wall mounted gas fired boiler.

* Main double bedroom with two windows to front, useful recess and door to built-in airing cupboard.

* Second large single/small double bedroom with window to rear.

* Bathroom with a modern white suite comprising panelled bath with shower unit over and fully tiled surround, wash hand basin, WC, window.

* Gas central heating via radiators and uPVC double glazed windows.

* Two allocated off road parking spaces directly in front of the house.

* A path leads to the side via a gate giving access to the rear garden which is larger than average for a property of this type and comprises a large paved patio with lawned area beyond and shingled area with garden shed.

* No upward chain.

Services

All mains services are connected. The wall mounted Gloworm gas fired boiler is located in the kitchen.

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.

