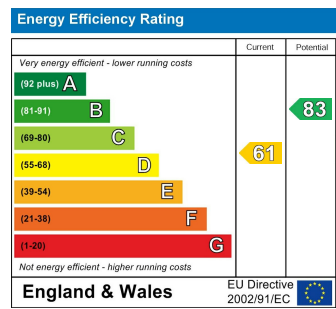


**Agents Note**

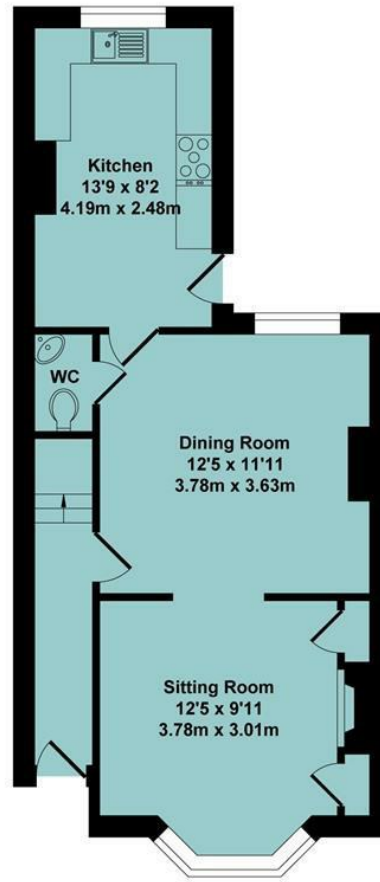
All room dimensions show maximum approximate measurements unless stated to the contrary. Facts provided by the vendors of this property are not a warranty. Room sizes are approximate and rounded and should not be relied upon for carpets and furnishings. Any purchaser is advised to seek professional or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

**Referral fees**

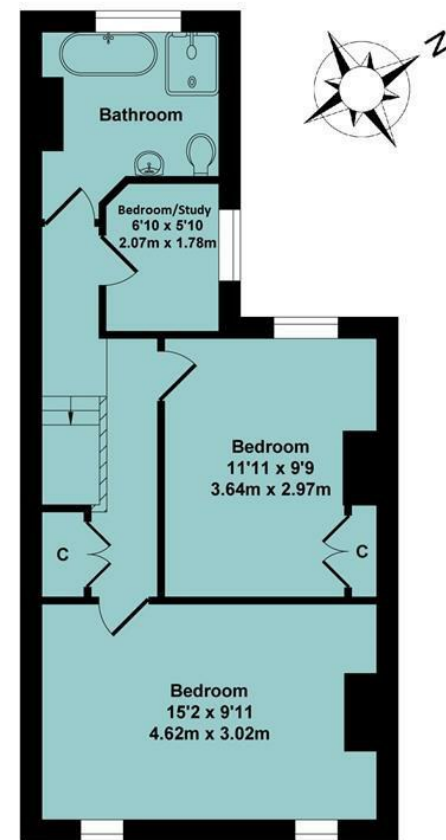
Anker and Partners earn supplementary income from various sources relating to the provision, referral and introduction of services and products to our clients and customers. This may be in the form of a fixed fee or a percentage of a premium, fee or invoice. This is not done in all cases and use of these 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 457 Sq.Ft. (42.50 Sq.M.)



**First Floor**  
 Approx. Floor Area 454 Sq.Ft. (42.20 Sq.M.)



**Total Approx. Floor Area 911 Sq.Ft. (84.70 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.



20 Grosvenor Road  
 Banbury



# 20 Grosvenor Road, Banbury, Oxfordshire, OX16 5HN

## Approximate distances

Banbury town centre 0.2 miles  
Banbury railway station 0.6 miles  
Junction 11 (M40 motorway) 2 miles  
Oxford 20 miles  
Stratford upon Avon 19 miles  
Banbury to London Marylebone 55 mins by rail  
Banbury to Oxford approx 17 minutes by rail

**A THREE BEDROOM TERRACED PROPERTY CONVENIENTLY LOCATED CLOSE TO THE TOWN CENTRE THAT HAS BEEN UPDATED AND MODERNISED BY THE CURRENT VENDORS**

**Entrance hall, lounge, dining room, kitchen, ground floor cloakroom, three bedrooms, bathroom, rear garden. Energy rating D.**

**£300,000 FREEHOLD**



## Directions

From Banbury town centre proceed via George Street into Broad Street and follow the road into Newland Road. Grosvenor Road will be found after a short distance on the left. The property will be found by following the road around to the right and it is 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:

\* Entrance hall with door to lounge and stairs to first floor.

\* Open plan living/dining room with bay window to front, recessed shelving and storage cupboards either side of the cast iron Victorian fireplace, window to rear, recessed storage and shelving with LED lighting, understairs storage cupboard.

\* Ground floor cloakroom with WC and wash hand basin.

\* Kitchen fitted with a range of white base and eye level units with granite worktop over, terracotta tiled floor with underfloor heating, built-in double oven and five ring gas hob with extractor over, integrated dishwasher, space for American style fridge freezer, window and door to rear, TV point.

\* First floor landing with doors to all first floor accommodation, two storage cupboards.

\* Bedroom one with two windows to front, ample power points, built-in TV aerial.

\* Bedroom two is a double with window to rear, recessed storage, built-in TV aerial, ample power points.

\* Bedroom three/study with window to side and TV point.

\* Bathroom fitted with a suite comprising a free standing roll top bath, double shower cubicle, WC and wash hand basin, tiled floor, heated towel rail, window to rear. Please note underfloor heating is in place in this room but it has not been connected.

\* Courtyard garden mostly paved with a small lawned area. Gate to side.

## Services

All mains services are connected. The gas fired combination boiler is located in 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.

