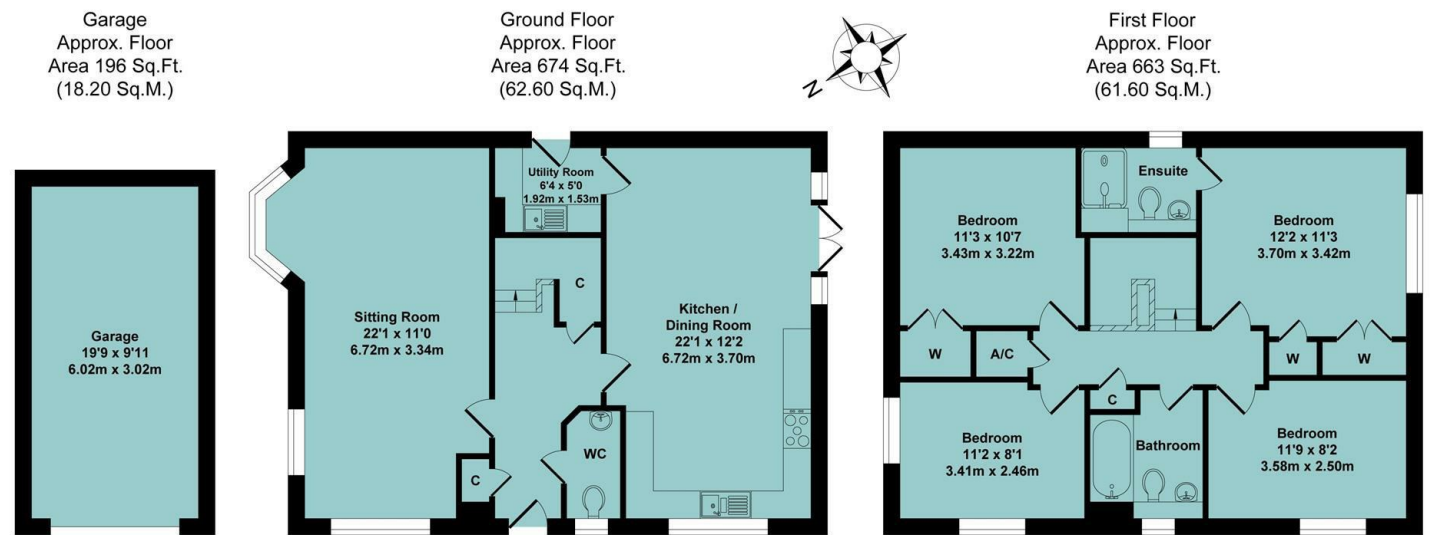


Agents Note

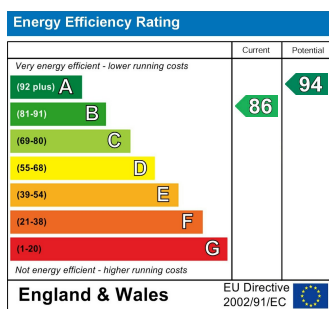
All room dimensions show maximum approximate measurements unless stated to the contrary. Facts provided by the vendors of this property are not a warranty. Room sizes are approximate and rounded and should not be relied upon for carpets and furnishings. Any purchaser is advised to seek professional or 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.



Total Approx. Floor Area 1533 Sq.Ft. (142.40 Sq.M.)
All items illustrated on this plan are included in the "Total Approx Floor Area"



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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.



13 Friswell Road
Banbury



13 Friswell Road, Banbury, Oxfordshire, OX16 9NW

Approximate distances

Banbury town centre 0.75 Miles
Junction 11 (M40 motorway) 2.5 miles
Banbury railway station 1.25 Miles
Oxford 24 miles
Stratford upon Avon 19 miles
Leamington Spa 18 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 BEAUTIFULLY PRESENTED DETACHED FOUR DOUBLE BEDROOM FAMILY HOME LOCATED ON THE WESTERN SIDE OF TOWN

Entrance hall, lounge, kitchen/dining room, downstairs WC, utility room, four double bedrooms, ensuite to master, family bathroom, garden to side, garage and parking. Energy rating B.

£480,000 FREEHOLD



Directions

From Banbury town centre proceed via West Bar into Broughton Road continue to the roundabout and take the second exit continuing along Broughton Road to the outskirts of the town and take the last turning on the left into Friswell Road. Continue along the road and after approximately 75 yards the property will be found on the right hand side and can be recognised by our "For Sale" board.

Banbury

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:

- * Detached family home.
- * Ensuite to master.
- * Countryside walks nearby.
- * Spacious entrance hall with downstairs storage cupboard.
- * Large living room with two windows and a further bay window allowing in lots of light.
- * Open plan kitchen/dining room with a range of cream wall and base mounted units with quartz work surfaces over. Integrated appliances include double oven and five ring gas hob, integrated fridge, freezer and dishwasher. Space for table and chairs, Amtico flooring throughout, door to side.
- * Utility room with sink, work surface, space and plumbing for washing machine, wall mounted gas fired boiler, door to side.

* Ground floor cloakroom with WC, wash hand basin and window.

* First floor landing with hatch to loft, airing cupboard and storage cupboard.

* Master bedroom with two built-in wardrobes and ensuite comprising shower cubicle, wash hand basin and WC, window and extractor fan.

* The second bedroom is also a double and has a built-in wardrobe.

* Two further double bedrooms.

* Family bathroom fitted with a suite comprising panelled bath with shower over, WC and wash hand basin, window and extractor fan.

* The rear garden has a small patio area with the remainder being laid to lawn and steps down to gates leading to parking.

* To the front there is a driveway and garage with up and over door, light and power.

Services

All mains services are connected.

Local Authority

Cherwell District Council. Council tax band F.

Viewing

Strictly by prior arrangement with the Sole Agents Anker & Partners.

Energy rating: B

A copy of the full Energy Performance Certificate is available on request.