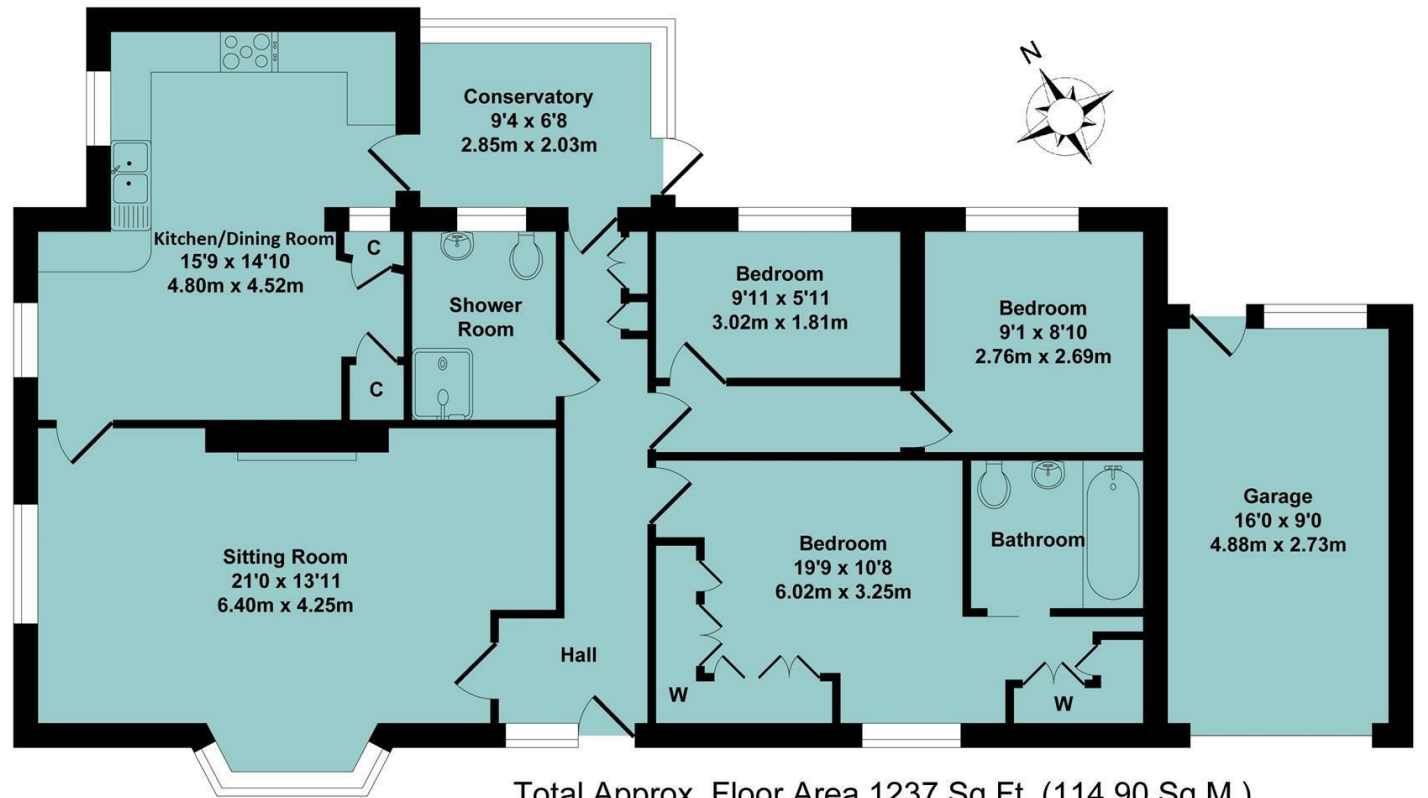


**Agents Note**

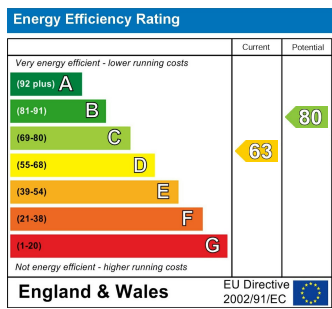
All room dimensions show maximum approximate measurements unless stated to the contrary. Facts provided by the vendors of this property are not a warranty. Room sizes are approximate and rounded and should not be relied upon for carpets and furnishings. Any purchaser is advised to seek professional or 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 1237 Sq.Ft. (114.90 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.



26 Elizabeth Rise  
Banbury



# 26 Elizabeth Rise, Banbury, Oxfordshire, OX16 9LZ

## Approximate distances

Banbury town centre 0.8 miles  
Junction 11 (M40 motorway) 3 miles  
Banbury railway station 1.5 miles  
Oxford 25 miles  
Stratford upon Avon 20 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. 19 mins

## A DETACHED THREE BEDROOM BUNGALOW OCCUPYING A PLEASANT CORNER PLOT IN A TUCKED AWAY AND DESIRABLE LOCATION

Hall, living room, conservatory, kitchen/dining room, main bedroom with ensuite bathroom, two further bedrooms, modern wet room, gas ch via rads, driveway parking, garage, gardens, no upward chain. Energy rating D.

£335,000 FREEHOLD



## Directions

From Banbury town centre proceed along South bar toward Oxford. At the traffic lights turn right into Bloxham Road (A361). Continue for approximately ½ a mile and turn right into Queensway. After a short distance turn left into Elizabeth Rise and follow the road around to the right until the property will be found on the right 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 link detached bungalow believed to date back to the 1950's occupying an attractive corner plot.

\* Situated in a sought after residential area southwest of the town centre.

\* We believe most prospective purchasers will wish to carry out some cosmetic improvements.

\* Double aspect living space with windows to front and side, fireplace with fitted electric fire, large bay window.

\* Double aspect kitchen/dining room with base and eye level units, built-in double oven, separate gas hob, window to side, space for table and chairs, door to built-in cupboard housing the boiler, space for fridge/freezer, built-in alcove, built-in cupboard and door to the conservatory.

\* Conservatory with windows and door opening to the rear garden.

\* Main bedroom with extensive fitted wardrobes, window to front and door to ensuite bathroom fitted with a coloured suite.

\* Two further single bedrooms and a modern wet room with a white suite comprising a fully tiled shower area, semi recessed wash hand basin, WC, fully tiled walls, heated towel rail.

\* Lawned gardens to front and side, driveway providing off road parking space for two vehicles beyond which an electric remote control up and over door opens to the single garage which has light and power connected, window, personal door to the garden.

\* The rear garden is hard landscaped and affords a high degree of privacy. It also includes a shed.

## Services

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

## Local Authority

Cherwell District Council. Council tax band E.

## 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.

