

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.

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Approximate Gross Internal Area
 Ground Floor = 51.80 sq m / 558 sq ft
 First Floor = 36.78 sq m / 395 sq ft
 Second Floor = 31.30 sq m / 337 sq ft
 Total Area = 119.88 sq m / 1290 sq ft
 Illustration for identification purposes only, measurements are approximate, not to scale.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-65) D	57	
(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.



110 Bath Road
 Banbury



110 Bath Road, Banbury, Oxfordshire, OX16 0TR

Approximate distances

Banbury town centre 0.3 miles
Junction 11 (M40) 1.5 miles
Banbury railway station 1 mile
Oxford 22 miles
Stratford upon Avon 18 miles
Banbury to London Marylebone by rail approx. 55 mins
Banbury to Oxford by rail approx. 17 mins
Banbury to Birmingham by rail 50 mins approx.

A THREE BEDROOM THREE STOREY VICTORIAN TOWNHOUSE WITHIN WALKING DISTANCE OF THE TOWN CENTRE

Recessed porch, hall, sitting room/dining room, kitchen, garden room/dining room, three bedrooms, two bathrooms, many original period features, gas ch via rads, off road parking to front, garden to rear. Energy rating D.

£440,000 FREEHOLD



Directions

From Banbury Cross proceed via West Bar into Broughton Road and after the North Oxfordshire College take the first turning right into Bath Road. Follow the road passing the turning for Park Road and the property will be found on the left 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:

Entrance hallway

A very welcoming hallway with high ceilings and stripped doors leading into the sitting room and dining room. There are stairs rising to the first floor and a useful understairs storage cupboard. The bespoke radiator sits well and is a real feature.

Sitting room

A very bright and airy room with a bay window to the front aspect, a feature cast iron fireplace and shelving to the walls. There is quality wooden flooring throughout and bespoke radiators and this room is semi open-plan leading into the dining room.

Dining room

The quality wooden flooring from the sitting room continues and there is a large sash window to the rear aspect. There is a further window into the hallway, and door, and there is a lovely log burning stove in situ with an attractive stone surround. Further bespoke radiator.

Rear lobby

A useful utility area with space and plumbing for a washing machine and tumble dryer. There are high-quality fitted cabinets with shelving and there is tiled flooring throughout with a window to the side aspect. The lobby is open plan leading into the kitchen.

Kitchen

Fitted with a range of good quality, white fronted, shaker style cabinets with wooden worktops over. There is a large sash window and an inset double Belfast ceramic sink. There is a slimline dishwasher and space for a range cooker and there is a wall mounted Worcester gas fired boiler. The kitchen leads into a rear reception room and has tiled flooring throughout.

Garden room

A lovely, bright and airy addition to the property with plenty of space for a table and chairs. There are two windows to the side aspect and a sliding door leading into the garden. There is quality wooden flooring fitted and a further bespoke radiator.

First floor landing

Stairs rising to the second floor with doors leading into the second bathroom and two bedrooms. Bespoke radiator.

Bedroom one

A very large double bedroom with stripped wooden flooring and an original cast iron fireplace. There are sash windows to the front aspect, one of which is a bay style window. The room is bright and airy and has high ceilings and a ceiling rose. Bespoke feature radiator.

Bedroom three

A large double bedroom with a sash window to the rear aspect, beautiful stripped wooden flooring and an original cast iron fireplace.

First floor bathroom

Fitted with a quality white suite comprising a panelled bath, with mixer shower over, a toilet and a wash basin. There is a sash window to the rear aspect, a bespoke radiator and towel rail and attractive white tiled splash backs with tiled flooring.

Second floor landing

Large sash window to the rear aspect with doors leading into bedroom two and the large family bathroom. Loft hatch providing access to the roof space.

Bedroom two

A very large double bedroom with two sash windows to the front aspect, an original cast iron fireplace and high ceilings. There is also a built-in wardrobe and further storage cupboard.

Second floor bathroom

A large and really well configured bathroom which is fitted with a beautiful white suite comprising a free-standing bath, shower cubicle, toilet and a wash basin. There are white tiled splash backs and stripped wooden flooring throughout. There is a sash window to the rear aspect and an original cast iron fireplace and a bespoke radiator. There is a built-in cupboard housing the hot water tank with shelving fitted.

Outside

Outside to the rear there is a large and very private, well stocked garden. There is a large patio area adjoining the house with a well crafted wood store and gated access to the front of the property. The garden continues through a pleasant lawned section with many well chosen trees and shrubs. There is a pathway which continues to the foot of the garden where there is a large wooden storage shed. The whole garden is a really pleasant and peaceful place to spend time with an array of bird activity and it is a real feature of the property. To the front of the property there is a paved parking area and a well stocked shrub border.

Services

All mains services connected. The 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.