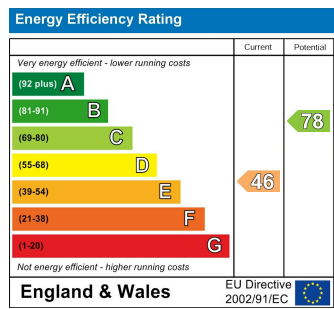


Agents Note

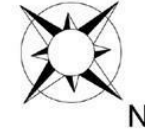
All room dimensions show maximum approximate measurements unless stated to the contrary. Facts provided by the vendors of this property are not a warranty. Room sizes are approximate and rounded and should not be relied upon for carpets and furnishings. Any purchaser is advised to seek professional or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

Referral fees

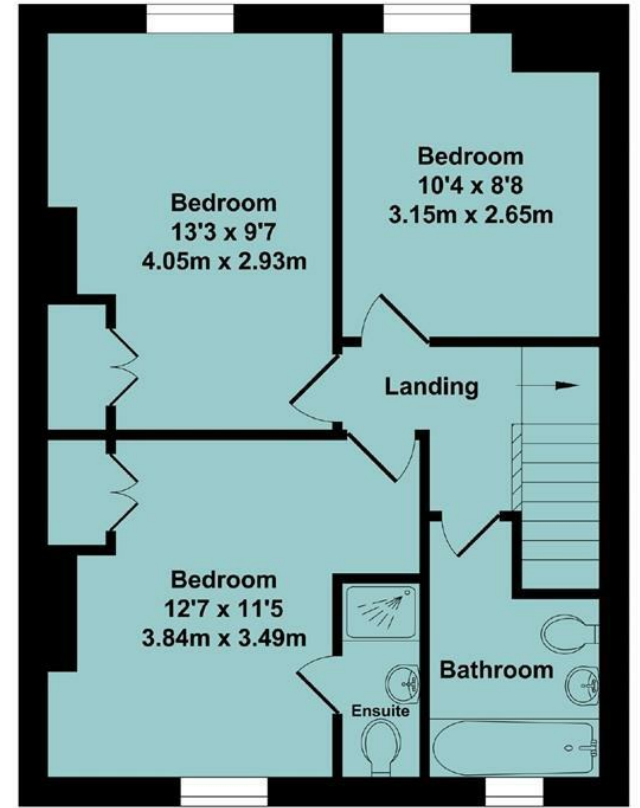
Anker and Partners earn supplementary income from various sources relating to the provision, referral and introduction of services and products to our clients and customers. This may be in the form of a fixed fee or a percentage of a premium, fee or invoice. This is not done in all cases and use of these 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 560 Sq.Ft. (52.02 Sq.M.)



First Floor
Approx. Floor Area 469 Sq.Ft. (43.56 Sq.M.)



Total Approx. Floor Area 1029 Sq.Ft. (95.58 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.



63 Warwick Road
Banbury



63 Warwick Road, Banbury, Oxfordshire, OX16 2AL

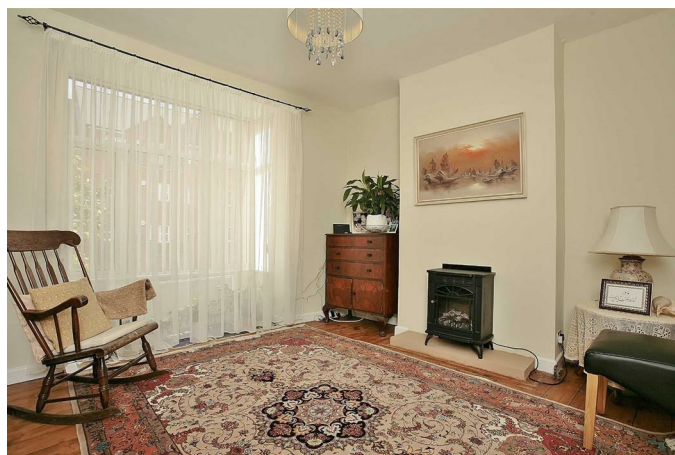
Approximate distances

Banbury town centre 0.5 miles
Banbury railway station 1.2 miles
Junction 11 (M40 motorway) 2 miles
Oxford 22 miles
Stratford upon Avon 19 miles
Leamington Spa 18 miles
Banbury to London Marylebone by rail 55 mins
Banbury to Birmingham by rail approx. 50 mins
Banbury to Oxford by rail approx. 19 mins

A VERY WELL PRESENTED VICTORIAN HOUSE WITH SURPRISINGLY LARGE ACCOMMODATION WITHIN WALKING DISTANCE OF THE TOWN CENTRE AND RAILWAY STATION.

Hall, sitting room, extended open plan living kitchen/dining room, three double bedrooms (one ensuite), family bathroom, gas ch via rads, attractive rear garden, on street parking. Energy rating E.

£290,000 FREEHOLD



Directions

From Banbury town centre proceed along the Warwick Road (B4100). The property will be found almost immediately after the turning for Boxhedge Road 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.

The Property

63 WARWICK ROAD is a well presented brick built house dating back to circa 1907. It has surprisingly spacious accommodation arranged on two floors. The ground floor has been extended and features a large open plan living/dining room in addition to the sitting room. On the first floor there are three double bedrooms, one of which has an ensuite shower room and a family bathroom. Other features include exposed floorboards, high ceilings and a well stocked attractive west facing rear garden. There is on street parking available in Boxhedge Road and restricted on street parking opposite the property on Warwick Road itself.

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 surprisingly spacious and well presented Victorian house dating back to around 1907.
- * Hall with ceramic tiled floor.
- * Sitting room with exposed floorboards and bay window to front.
- * Open plan living kitchen/dining room with a range of base and eye level wood effect units in the kitchen incorporating a built-in oven, separate four ring gas hob and extractor, plumbing for washing machine, space for fridge/freezer, work surfaces, windows to side and rear, wall mounted gas fired combination boiler.

* Dining area with ample space for table and chairs, open access to the kitchen area and living area where there is space for a sofa and other furniture, sliding double glazed patio doors open to the patio and rear garden.

* Landing with hatch to a large loft space which we believe may offer potential to convert subject to building regulations approval and planning permission if required, currently partially boarded and light connected.

* Three double bedrooms.

* En-suite to one of the bedrooms.

* Built-in wardrobes to both the main bedrooms.

* Family bathroom fitted with a suite comprising panelled bath with shower unit over and fully tiled surround, wash hand basin and WC, ceramic tiled floor, heated towel rail.

* Gas central heating via radiators and double glazing.

* Attractive well tended rear garden with a relatively private patio area, lawned area with well stocked beds and borders, shed, small raised ornamental pond, path to gated rear pedestrian access.

Services

All mains services are connected. The wall mounted 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: E

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