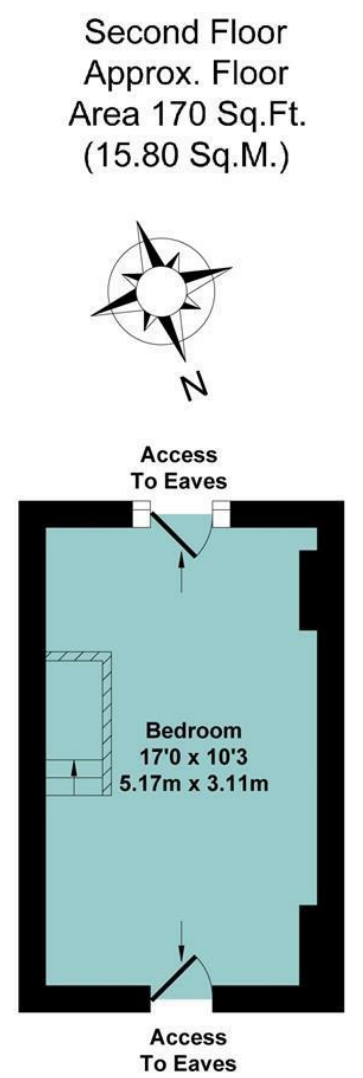
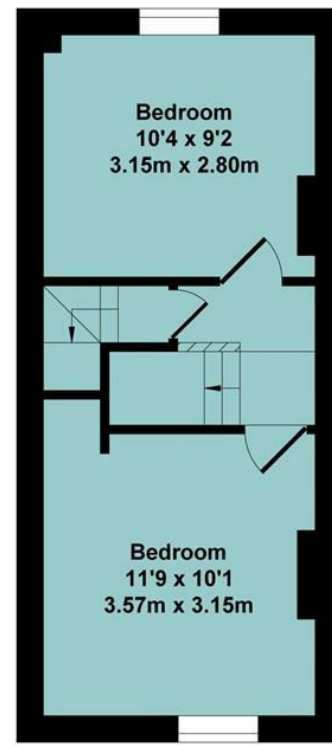
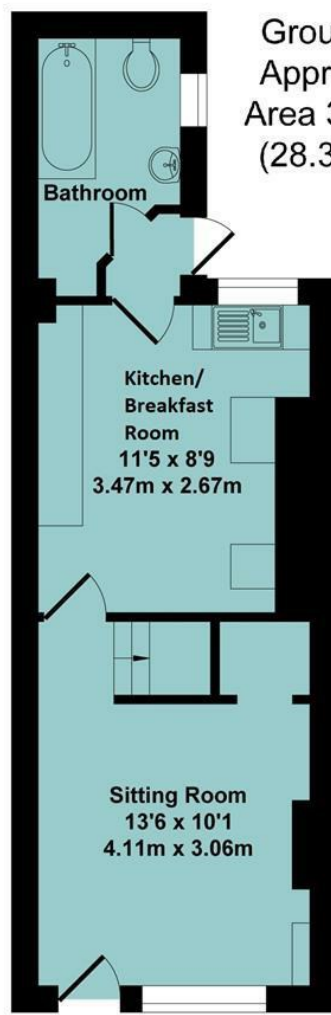
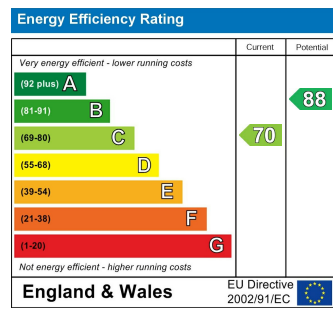


**Agents Note**

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 728 Sq.Ft. (67.60 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.



54 George Street  
Banbury





# 54 George Street, Banbury, Oxfordshire, OX16 5BH

Approximate distances  
Banbury railway station 0.5 miles  
Junction 11 (M40 motorway) 1.2 miles  
Horton Hospital 0.8 miles  
Oxford 22 miles  
Leamington Spa 20 miles  
Chipping Norton 13 miles  
Bicester 15 miles

**A VERY WELL PRESENTED RECENTLY REFURBISHED THREE STOREY VICTORIAN HOUSE IN THE TOWN CENTRE IDEAL FOR FIRST TIME BUYERS, SECOND STEPPERS OR INVESTORS**

**Sitting room, newly refitted kitchen/breakfast room, newly refitted bathroom, three double bedrooms, gas ch via rads, courtyard garden. Energy rating C.**

**£190,000 FREEHOLD**



## Directions

From Banbury Cross proceed via High Street and continue into George Street. The property will be found on the right hand side before the pedestrian crossing.

## 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:

- \* Recently thoroughly refurbished brick built Victorian terraced townhouse located in the town centre with easy access to all amenities therein.
- \* Conveniently located for access to the railway station, motorway and hospital.
- \* Sitting room with large window to front and understairs storage recess.
- \* Newly refitted kitchen/breakfast room with a range of base and eye level wood effect units, plumbing for washing machine, space for fridge/freezer, electric cooker point and gas cooker connection, work surfaces and large matching breakfast bar, window to rear.
- \* Rear lobby with door opening to the rear garden and further door to a newly refitted bathroom fitted with a white suite comprising panelled bath with mixer taps and shower attachment, wash hand basin and WC, window,

radiator, door to cupboard housing the gas fired boiler.

- \* Two double bedrooms on the first floor one of which has a deep shelved recess.
- \* Large second floor attic double bedroom with doors to undereaves storage areas, TV point.
- \* Refurbishment works have included new fittings to the kitchen and bathroom, new roof coverings to rear elevation and single storey section to the rear, repairs to the front elevation.
- \* Potential for commercial use subject to planning permission for change of use.
- \* Gas central heating via radiators and uPVC double glazing.
- \* Paved and walled courtyard garden including a lower patio and steps up to a larger paved terrace.

All mains services are connected. The wall mounted Vaillant gas fired combination boiler is locate in a cupboard in the bathroom.

## Local Authority

Cherwell District Council. Council tax band B.

## Viewing

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

## Energy rating: C

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