

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.

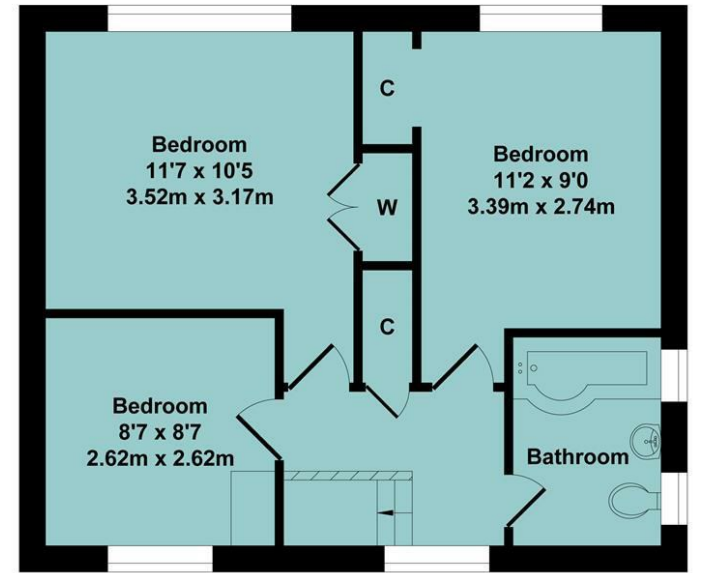
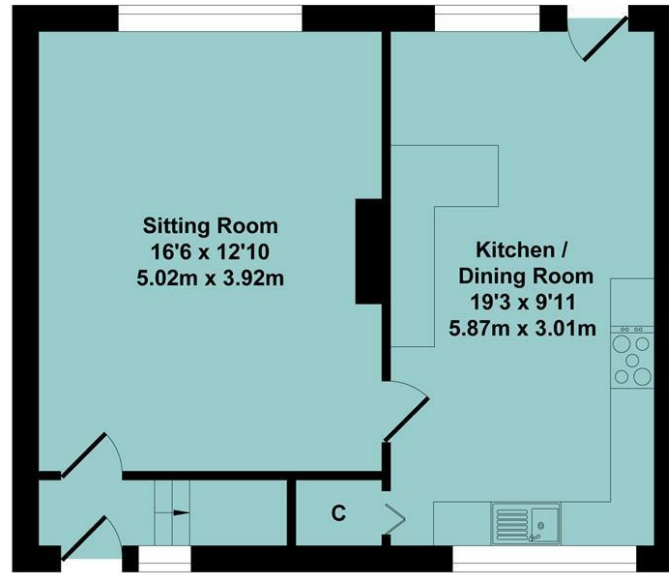
Referral fees

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 445 Sq.Ft.
(41.30 Sq.M.)



First Floor
Approx. Floor Area 445 Sq.Ft.
(41.30 Sq.M.)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			75
(55-68) D		60	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Total Approx. Floor Area 890 Sq.Ft. (82.60 Sq.M.)
All items illustrated on this plan are included in the "Total Approx Floor Area"

01295 271414 ankerandpartners.co.uk post@ankerandpartners.co.uk
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.



75 Prescott Avenue
Banbury



75 Prescott Avenue, Banbury, Oxfordshire, OX16 0RF

Approximate distances

Banbury town centre 1.5 miles
Junction 11 (M40 motorway) 2.5 miles
Oxford 25 miles
Stratford upon Avon 20 miles
Leamington Spa 20 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 WELL PRESENTED SEMI DETACHED HOUSE WITH A RANGE OF MODERN FITTINGS STANDING IN A GENEROUS PLOT

Entrance hall, kitchen, sitting room, three bedrooms, bathroom, rear garden, driveway. Energy rating D.

£295,000 FREEHOLD



Directions

From Banbury town centre proceed in a westerly direction via West Bar into the Broughton Road. At the roundabout turn right into Woodgreen Avenue and at the next roundabout turn left into The Fairway. After approximately 400 yards turn left into Prescott Avenue. Continue along the road and the property will be found on the left hand side by following the numbering system.

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

75 Prescott Avenue is a three bedroom semi detached home located close to local primary school and shops. The accommodation includes a spacious sitting room with window overlooking the rear garden and an open plan kitchen/diner. On the first floor there are three bedrooms, two of which are doubles and the family bathroom. Externally there is a low maintenance rear garden and driveway to the front. It backs onto a park with primary school grounds beyond.

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:

- * No Onward Chain
- * Entrance hall with stairs to first floor and door opening to sitting room.
- * Spacious sitting room with fireplace (currently blocked), window overlooking the rear garden.
- * Open plan kitchen/diner with ample space for table and chairs, a range of base and eye level units with work surfaces over and matching

breakfast bar, space and plumbing for washing machine and tumble dryer, space and plumbing for dishwasher, oven, fridge/freezer, access to understairs storage cupboard, space for table and chairs, door to rear garden.

* First floor landing with window and airing cupboard.

* Three double bedrooms.

* Bathroom fitted with a suite comprising bath, WC and wash hand basin, two windows.

* Good sized relatively low maintenance rear garden with patio area and steps leading down to a sizeable lawn, raised deck, gate to rear.

* Large mainly block paved frontage providing off road parking spaces.

Services

All mains services are connected.

Local Authority

Cherwell District Council. Council tax band B.

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.