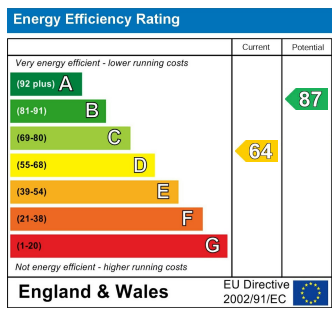
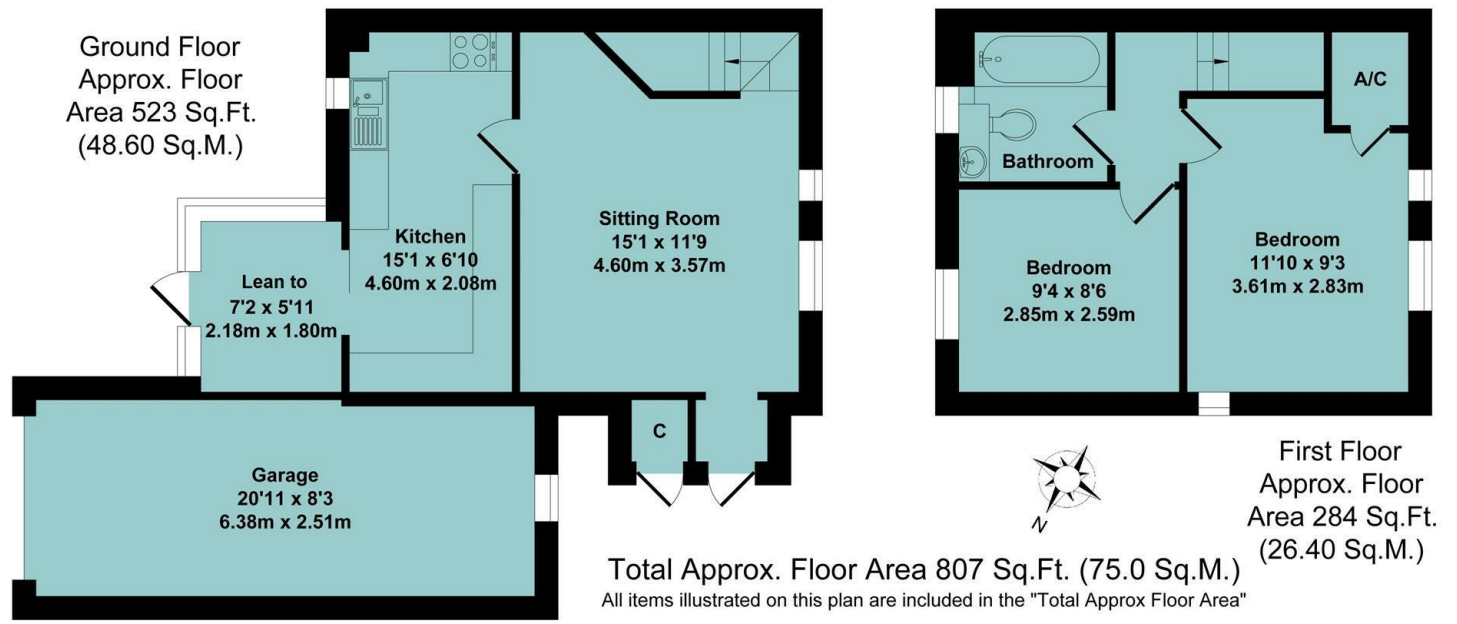


Agents Note

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.



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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.



8 The Camellias
Banbury



8 The Camellias, Banbury, Oxfordshire, OX16 1YT

Approximate distances

Banbury town centre 2 miles
Banbury railway station 2 miles
Oxford 24 miles
Stratford upon Avon 18 miles
Junction 11 (M40 motorway) 2 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 TWO BEDROOM PROPERTY WITH GARAGE AND PARKING, LOCATED WITHIN WALKING DISTANCE OF SHOPS AND PRIMARY SCHOOL

Sitting room, kitchen, two bedrooms, bathroom, lean-to, large garage, rear garden, gas central heating, uPvc double glazing. Energy rating D.

£229,000 FREEHOLD



Directions

From Banbury town centre proceed in a northerly direction along the Southam Road (A423). At the roundabout near Tesco Superstore turn left into Ruscombe Avenue and proceed to a mini roundabout and turn right here into Longelandes Way. Travel to another mini roundabout and turn right into Highlands. Before following the road around a left hand bend turn right and continue along Highlands and take the third turning on the left hand side. The property is the last house on the first row of terraces on the left hand side where there is gravelled parking.

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:

- * Two bedrooms.
- * Garage and parking.
- * Ideal for first time buyers.
- * Walking distance to local primary and shops.
- * Open entrance porch opening to the sitting room.
- * Sitting room with window to side, stairs to first floor, door to kitchen.
- * Kitchen comprising a range of base and eye level units with work surface over, space for under counter fridge, freezer and washing machine, integrated gas hob and oven.
- * First floor landing with access to loft.
- * Bedroom one is a double and has three windows.
- * Further single bedroom.

* Bathroom fitted with a white suite comprising bath with shower over, WC and wash hand basin set in vanity unit.

* The rear garden is tiered with mostly patio and access to parking.

* Garage with light and power.

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.