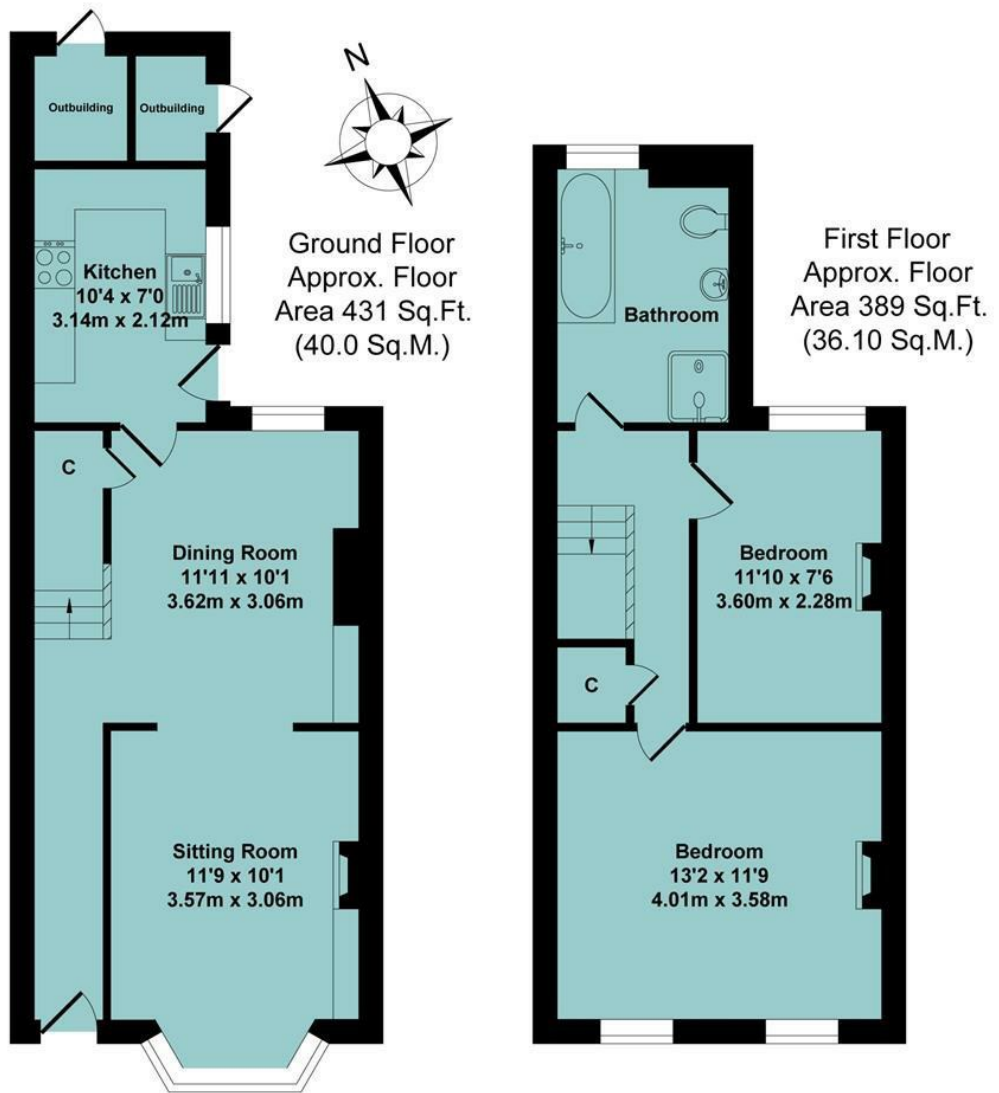
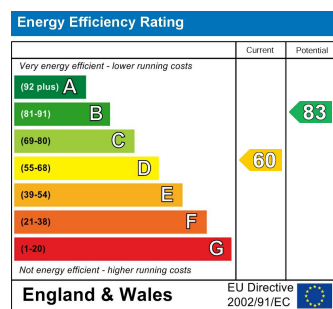


**Agents Note**

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.



150 Warwick Road  
Banbury



# 150 Warwick Road, Banbury, Oxfordshire, OX16 2AP

Approximate distances  
Banbury town centre 0.5 miles  
M40 (junction 11) 1 mile  
Oxford 23 miles  
Banbury to London Marylebone 55 mins by rail

**A NEWLY REDECORATED AND RECARPETED TWO BEDROOM VICTORIAN TERRACE HOUSE LOCATED WITHIN WALKING DISTANCE OF THE TOWN CENTRE AND RAILWAY STATION**

**Entrance hall, sitting room, dining area, kitchen, two bedrooms, bathroom, front and rear gardens. Energy rating D. No onward chain.**

**£269,500 FREEHOLD**



## Directions

From Banbury town centre proceed along the Warwick Road (4100). The property will be found on the right hand side opposite the turning for Union Street.

## 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:

- \* A brick built Victorian terraced house within walking distance of the railway station and town centre.
- \* Newly redecorated and recarpeted.
- \* Offered with no onward chain.
- \* Entrance hall with stairs to first floor and tiled floor.
- \* Sitting room with bay window to front allowing in lots of light, original fireplace.
- \* Dining area with space for table and chairs, understairs cupboard and window overlooking the rear garden, tiled floor.
- \* Kitchen with a range of wall and base mounted units, space and plumbing for washing machine. oven and fridge freezer, door opening to rear garden.
- \* First floor landing with access to airing cupboard and loft, new carpets.

\* Bedroom one with two windows and new carpets.

\* Bedroom two with window to rear and new carpets.

\* Bathroom comprising bath, shower cubicle, wash hand basin, WC, window, radiator and tiled floor.

\* The rear garden comprises patio area with the remainder laid to lawn and a decking area. Access to old outside WC. Neighbouring properties have a right of way through the garden as does the subject property across numbers 150-154 to access side. Steps leading to front door with gravelled areas.

## Services

All mains services are connected. The gas fired boiler is located in a cupboard 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: D

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