

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

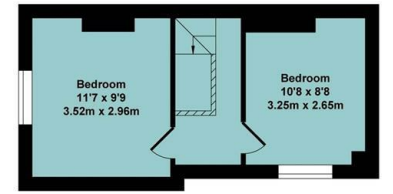
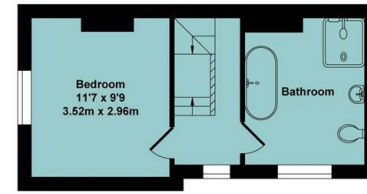
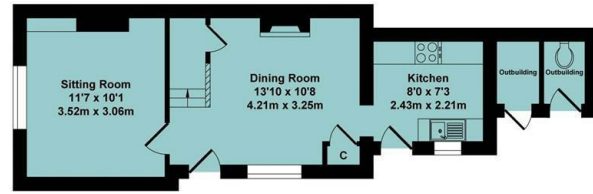
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Ground Floor
Approx. Floor Area 365 Sq.Ft. (33.90 Sq.M.)

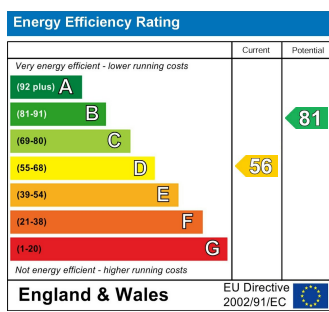


First Floor
Approx. Floor Area 267 Sq.Ft. (24.80 Sq.M.)

Second Floor
Approx. Floor Area 267 Sq.Ft. (24.80 Sq.M.)



Total Approx. Floor Area 899 Sq.Ft. (83.50 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.



24 Bath Road
Banbury



24 Bath Road, Banbury, Oxfordshire, OX16 0TP

Approximate distances

Banbury town centre 0.3 miles
Junction 11 (M40) 1.5 miles
Banbury railway station 1 mile
Oxford 22 miles
Stratford upon Avon 18 miles
Banbury to London Marylebone by rail approx. 55 mins
Banbury to Oxford by rail approx. 17 mins
Banbury to Birmingham by rail 50 mins approx.

A VERY WELL PRESENTED END OF TERRACE VICTORIAN TOWNHOUSE LOCATED IN THE HEART OF THE TOWN CENTRE WITH THREE DOUBLE BEDROOMS, A LARGER THAN AVERAGE REAR GARDEN AND A RECENTLY FITTED MODERN KITCHEN

Lounge, dining room, kitchen, three double bedrooms, bathroom, outbuilding and external WC, front and rear gardens. Energy rating D.

£310,000 FREEHOLD



Directions

From Banbury town centre proceed in a northwesterly direction along the Warwick Road (B4100). Continue past the police station and on approaching the right hand turn take the left hand turning into Bath Road. After a short distance the property will be found on the right hand side, on the corner of Kings Road. You will find car parking for Peoples Park on the left hand side opposite the property. A "For Sale" board has been erected for ease of identification.

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:

* Dining room with stairs to first floor, door to lounge, opening to kitchen, understairs storage, large cupboard in the corner which houses the boiler, decorative open fireplace.

* Lounge with sash window to front, decorative fireplace, recess storage shelves to one side of the fireplace.

* Kitchen re-fitted less than 12 months ago with a range of base and eye level units with a range of green gloss cupboards and drawers with wooden worktops over, integrated fridge freezer, integrated double oven with four ring hob and extractor, integrated microwave, space for dishwasher, Belfast sink with mixer tap over, window and door to rear.

* Stairs from the dining room rise to the first floor landing where there are doors to bedroom two and the bathroom.

* Bathroom fitted with a double corner shower

cubicle, free standing roll top bath, wash hand basin and WC, tiled floor, heated towel rail, sash window to front.

* Bedroom two is a double with window overlooking Bath Road with views across Peoples Park, exposed wood flooring.

* Stairs to second floor bedrooms one and three. Both bedrooms have sash windows and exposed wood floors.

* The rear garden immediately outside the back door comprises a small courtyard area, access to an outside storage cupboard which has plumbing for washing machine and an external WC. Gate leading to the remainder of the rear garden. There is a right of way across this part of the rear garden for neighbouring properties in the terrace. The back part of the garden is laid to lawn with a variety of bushes and trees. There is potential to convert part of the garden to off road parking if desired, subject to obtaining planning.

Services

All mains services are connected. The boiler is located in a cupboard in the dining room.

Local Authority

Cherwell District Council. Council tax band C.

Energy rating: D

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

Viewing

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