

**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.

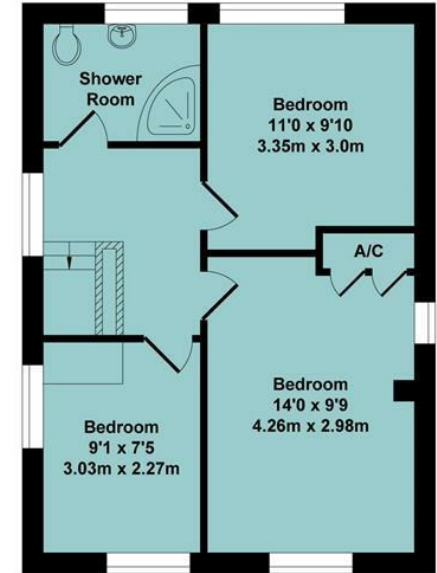
**Referral fees**

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 814 Sq.Ft. (75.6 Sq.M.)



**First Floor**  
 Approx. Floor Area 437 Sq.Ft. (40.6 Sq.M.)



**Total Approx. Floor Area 1251 Sq.Ft. (116.2 Sq.M.)**  
 All items illustrated on this plan are included in the "Total Approx Floor Area"

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		69	82
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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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.



**19 Burlington Gardens**  
**Banbury**



# 19 Burlington Gardens, Banbury, Oxfordshire, OX16 9NQ

## Approximate distances

Banbury town centre 0.75 miles  
 Banbury railway station 1.5 miles  
 Junction 11 (M40 motorway) 2.5 miles  
 Oxford 23 miles  
 Stratford upon Avon 19 miles  
 Leamington Spa 18 miles  
 Banbury to London Marylebone by rail 55 mins approx.  
 Banbury to Oxford by rail 19 mins approx.  
 Banbury to Birmingham by rail 50 mins approx.

**OFFERED TO THE MARKET CHAIN FREE IS A RARELY AVAILABLE THREE BEDROOM DETACHED PROPERTY LOCATED IN A SOUGHT AFTER NO THROUGH ROAD CLOSE TO ALL LOCAL AMENITIES AND SCHOOLING FOR ALL AGES**

**Entrance porch, entrance hall, lounge, dining room, kitchen, sun room, downstairs WC, three bedrooms, shower room, garage, rear gardens. Energy rating C.**

**£400,000 FREEHOLD**



## Directions

From Banbury Cross proceed via West Bar into the Broughton Road towards Shipston on Stour (B4035). At the roundabout turn left into Queensway and take the first left into Burlington Gardens. The property will be found on the right hand side and can be recognised by our "For Sale" board.

## 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:

\* Entrance porch with door to entrance hall.

\* Entrance hall with doors to lounge and kitchen, stairs to first floor and understairs storage, solid oak flooring.

\* Lounge with large bay window to front, gas fire, double doors leading to dining room at the rear.

\* Dining room with patio doors opening out to the garden, ample space for dining room furniture.

\* Kitchen fitted with a range of wooden fronted base and eye level units with worktop over, integrated built-in double oven and hob with extractor over, space for fridge freezer, free standing washing machine, free standing tumble dryer, tiled flooring, window to side, double doors to sun room. From the sun room there are doors to the rear garden and a door to the ground floor WC.

\* Ground floor WC with WC, wash hand basin and window.

\* First floor landing with hatch to loft with ladder, boarding and insulation.

\* Bedroom one is a double with windows to front and side and a built-in wardrobe.

\* Bedroom two is a window with window to rear.

\* Bedroom three with windows to front and side.

\* Bathroom fitted with a suite comprising shower cubicle, wash hand basin and WC, window to rear, tiled floor and walls.

\* The rear garden is mostly laid to lawn with various beds and borders. A path leads to a garden shed and greenhouse. Gated access to side and access to the garage.

\* Garage with light, power, side hinged door to front and personal door to rear.

\* Off road parking on the driveway for several vehicles on the block paved driveway.

## Services

All mains services are connected. The boiler is located in the kitchen.

## Local Authority

Cherwell District Council. Council tax band D.

## 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.