

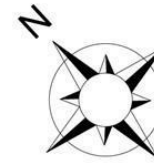
**Agents Note**

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.

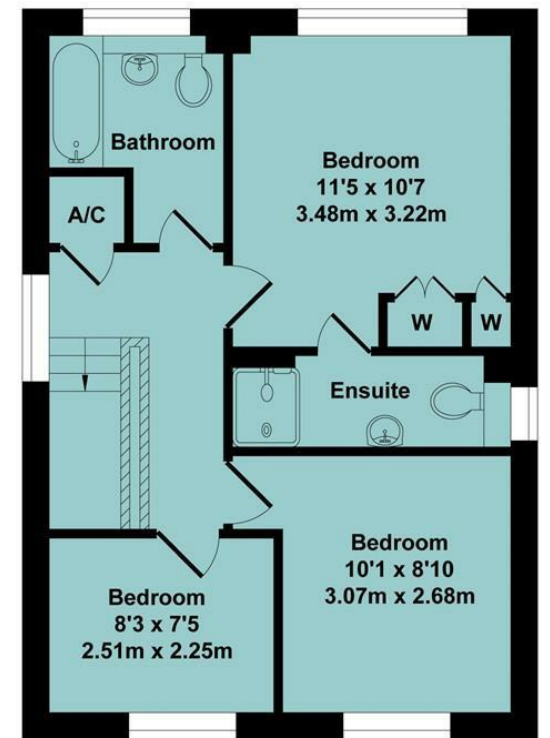
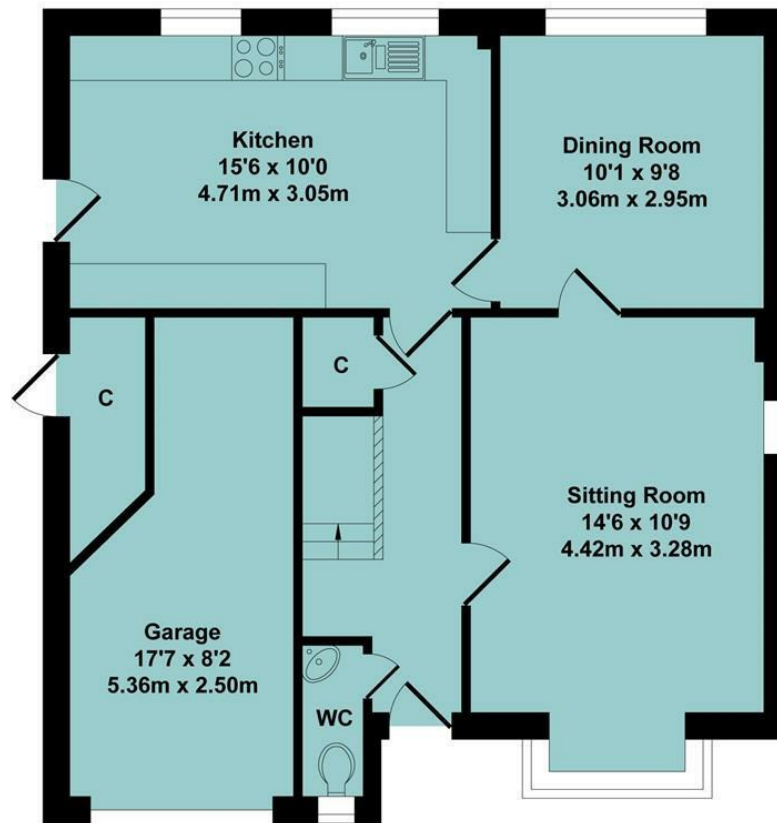
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Anker and Partners earn supplementary income from various sources relating to the provision, referral and introduction of services and products to our clients and customers. This may be in the form of a fixed fee or a percentage of a premium, fee or 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 676 Sq.Ft.  
 (62.80 Sq.M.)



**First Floor**  
 Approx. Floor Area 421 Sq.Ft.  
 (39.10 Sq.M.)



**Total Approx. Floor Area 1097 Sq.Ft. (101.90 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			82
(81-91) B			
(69-80) C		68	
(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.



**11 Priory Vale Road**  
**Banbury**





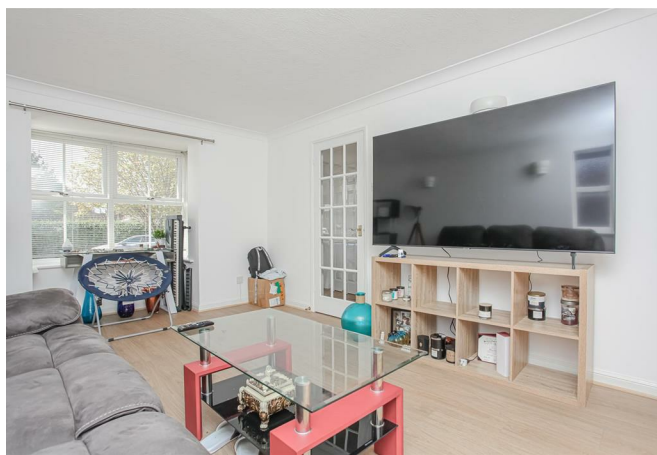
# 11 Priory Vale Road, Banbury, Oxfordshire, OX16 4FR

Approximate distances  
Banbury town centre 1.5 miles  
Banbury railway station 1 mile  
Junction 11 (M40 motorway) 0.75 miles  
Oxford 23 miles  
Stratford upon Avon 22 miles  
Leamington Spa 21 miles  
Banbury to London Marylebone by rail approx. 55 mins  
Banbury to Birmingham by rail approx. 50 mins  
Banbury to Oxford by rail approx. 19 mins

**AN ATTRACTIVE THREE BEDROOM DETACHED PROPERTY OCCUPYING A CORNER PLOT CLOSE TO ALL LOCAL AMENITIES AND OFFERED TO THE MARKET CHAIN FREE.**

**Entrance hall, sitting room, dining room, kitchen, downstairs WC, three bedrooms, family bathroom, en-suite shower room, front and rear gardens, garage, driveway parking. Energy rating: D**

**£389,000 FREEHOLD**



## Directions

From Banbury proceed east via the Middleton Road and continue for approximately half a mile continuing over the mini roundabout and through the traffic lights. Turn right into Priory Vale Road and the property is located on the left hand side.

## 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 hall with doors to sitting room, kitchen, downstairs WC, understairs storage and stairs rising to the first floor.

\* Sitting room with bay window to the front and glazed door leading to the dining room.

\* Dining room with glazed door to the sitting room, door to kitchen, window overlooking the rear garden.

\* The spacious kitchen features a range of modern Shaker style cabinets with worktops over. Appliances include an integrated fridge freezer, dishwasher, oven and hob with extractor over. Space and plumbing for washing machine and space for tumble dryer. Two windows overlooking the rear garden and a glazed door leading to the side access.

\* Downstairs WC comprising wash hand basin, WC and window to the front.

\* Stairs rising to the first floor landing with doors to all rooms, hatch to loft, window to the side.

\* The master bedroom is a double with fitted wardrobes and overlooks the rear garden with an en-suite comprising shower unit, wash hand basin and WC.

\* Bedroom two is a double with window to the front.

\* Bedroom three is a single with window to the front.

\* Family bathroom fitted with a white suite comprising bath with shower screen and shower over, WC and wash hand basin, part tiled walls, window to the rear.

\* The rear garden is mostly laid to lawn with beds of shrubs and a hedge to the rear and side making the garden very private. Gated side access.

\* Garage is fitted with lighting and power and is accessed via an up and over door to the front and a personal door to the side.

\* In front of the garage there is driveway parking for up to three cars and a small well maintained lawned area which extends along the side of the property.

## 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: D

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

