

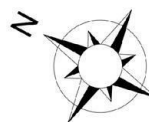
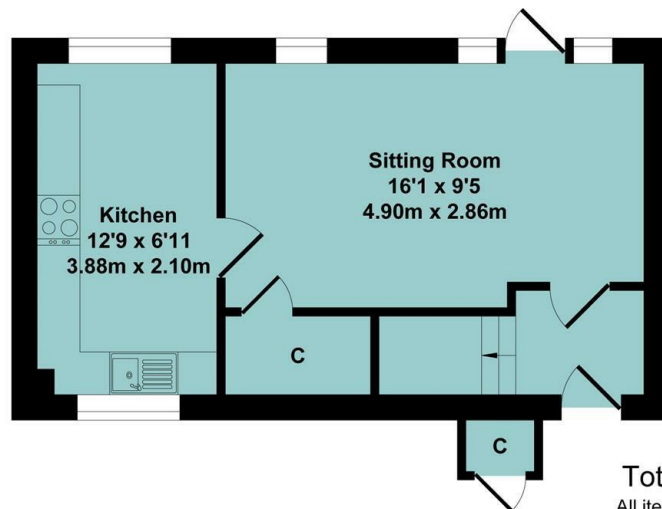
Agents Note

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.

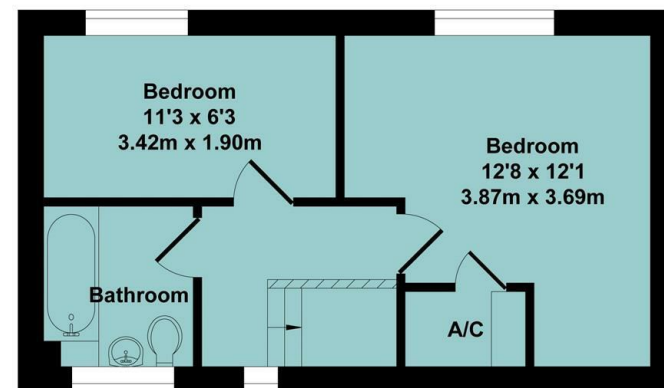
Referral fees

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 296 Sq.Ft. (27.50 Sq.M.)



First Floor
Approx. Floor Area 296 Sq.Ft. (27.50 Sq.M.)



Total Approx. Floor Area 592 Sq.Ft. (55.0 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			86
(81-91) B			
(69-80) C			54
(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.



40 The Camellias
Banbury



40 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 MID TERRACE PROPERTY IDEAL FOR FIRST TIME BUYERS LOCATED WITHIN WALKING DISTANCE OF SHOPS AND PRIMARY SCHOOL.

Hall, sitting room, kitchen/breakfast room, two bedrooms, bathroom, garden, off road parking, no onward chain. Energy rating E.

£200,000 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 Longelands 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 turn left into The Camellias. Follow the road to a T-junction bear left and the property will be found in the row of houses on the left 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:

- * No onward chain
- * Two bedrooms
- * Located in a relatively tucked away position with very little passing traffic.
- * Off road parking.
- * Entrance hall with stairs rising.
- * Sitting room with window overlooking the garden, access to understairs cupboard and doors to the rear garden.
- * Kitchen comprises of wall and base mounted units, integrated oven and hob, space and plumbing for a washing machine and fridge, benefits from two windows allowing in lots of light.
- * First floor landing with window to the front.
- * Master bedroom is a double with built in storage.

* Bedroom two is a small double/large single with window to the rear.

* Bathroom comprises of bath with shower over, WC, wash hand basin, window.

* Rear garden with patio and lawned area and gates at the rear.

Services

All mains services are connected. The heating is via electric wall mounted heaters and gas wall mounted heaters.

Local Authority

Cherwell District Council. Council tax band B.

Energy rating: E

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

Viewing

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