

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.

Garage
Approx. Floor Area 136 Sq.Ft. (12.6 Sq.M.)

Ground Floor
Approx. Floor Area 775 Sq.Ft. (72.0 Sq.M.)

First Floor
Approx. Floor Area 450 Sq.Ft. (41.8 Sq.M.)

Second Floor
Approx. Floor Area 163 Sq.Ft. (15.1 Sq.M.)



Total Approx. Floor Area 1524 Sq.Ft. (141.5 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			78
(81-91) B			
(69-80) C			
(55-68) D		59	
(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 Cherry Road
Banbury



11 Cherry Road, Banbury, Oxfordshire, OX16 0RL

Approximate distances
Banbury town centre 1 mile
Junction 11 (M40 motorway) 1.5 miles
Oxford 20 miles
Stratford upon Avon 19 miles
Leamington Spa 18 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 GENEROUSLY SIZED THREE BEDROOM SEMI DETACHED PROPERTY WITH A LOFT CONVERSION LOCATED IN A QUIET CUL-DE-SAC CLOSE TO SCHOOLS AND AMENITIES. THE PROPERTY COULD BENEFIT FROM BEING UPDATED THROUGHOUT.

Entrance hall, kitchen, lounge/diner, games room, cloakroom, three bedrooms, bathroom, separate WC, loft conversion room, front and rear gardens, garage and off road parking. Energy rating D.

£270,000 FREEHOLD



Directions

From Banbury town centre proceed in a westerly direction along the Warwick Road (A422). Continue over the double roundabout and pass the speed camera. Take the next left hand turning into Ferndale Road. At the end of the road turn left onto the Fairway and then take the next right into Cherry Road. At the T junction follow the road around to the left and the property will be found on the left hand side after a short distance. 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:

* Entrance hall with window to side, stairs to first floor, WC under the stairs, door to kitchen.

* Kitchen fitted with a range of base and eye level units, space for washing machine, space for cooker, space for fridge freezer, window to side, door to lounge, door to rear entrance hall.

* Lounge/diner with window to front, large patio doors to rear, electric fireplace with ornamental surround, ample space for table and chairs.

* Patio doors from the dining area lead through to an extension. Currently this space houses a pool table and bar area. Skylight and further patio doors to garden, door to rear entrance hall which has the gas fired wall mounted boiler and a door to the driveway.

* First floor landing with doors to all the bedrooms and bathroom, stairs to the loft conversion.

* Bedroom one is a large double with window to front and two built-in wardrobes.

* Bedroom two is a double with window to rear and built-in wardrobes.

* Bedroom three is a single with window to front.

* Bathroom fitted with a corner bath with shower over, vanity wash hand basin, window to rear, tiled flooring and walls.

* Separate WC with WC and window.

* Loft conversion room currently housing a sauna and shower, eaves storage to either side, velux window.

* The rear garden is mostly laid to lawn with a small patio area, a range of trees and bushes., door to the rear of the garage. To the front there is a small lawned area with a hedge creating privacy. Off street parking for 2/3 vehicles and a garage with an up and over door.

Services

All mains services are connected. The boiler is located in the rear entrance hall.

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.