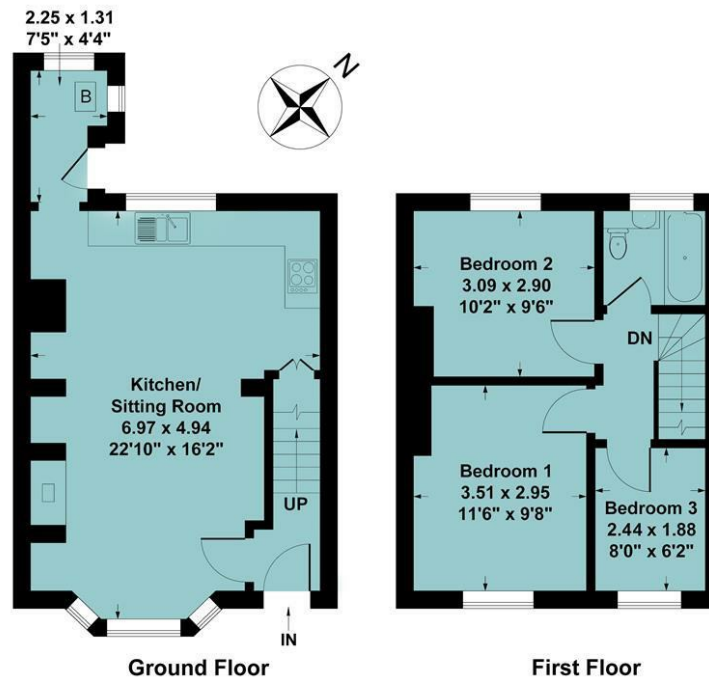


Agents Note

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 Area = 35.66 sq m / 384 sq ft
 First Floor Approx Area = 30.70 sq m / 330 sq ft
 Total Area = 66.36 sq m / 714 sq ft

Measurements are approximate, not to scale, illustration is for identification purposes only.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			90
(81-91) B			
(69-80) C		69	
(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	

01295 271414 ankerandpartners.co.uk post@ankerandpartners.co.uk
 31-32 High Street, Banbury, Oxfordshire OX16 5ER



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.



72 Ruscote Avenue
 Banbury



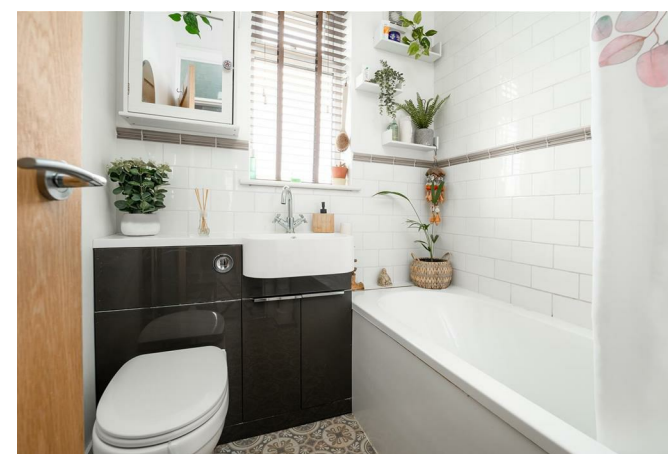
72 Ruscote Avenue, Banbury, Oxfordshire,
OX16 2NN

Approximate distances
Banbury town centre 1 mile
Banbury train station 1.25 miles
Junction 11 (M40 motorway) 1.5 miles
Stratford upon Avon 19 miles
Oxford 25 miles
Banbury to London Marylebone 55 mins by rail approx.
Banbury to Oxford 17 mins by rail approx.
Banbury to Birmingham 50 mins by rail approx

**AN IMMACULATELY PRESENTED THREE BEDROOM
TERRACED PROPERTY THAT HAS BEEN GREATLY
IMPROVED BY THE CURRENT OWNERS AND IS
LOCATED CLOSE TO THE TOWN CENTRE AND ALL
DAILY AMENITIES**

**Entrance hall, open plan living kitchen dining
space, utility, three bedrooms, family bathroom,
front and rear gardens, off road parking to rear.
Energy rating C.**

£299,950 FREEHOLD



Directions

From Banbury town centre proceed in a northwesterly direction along the Warwick Road (B4100). Continue to the second of two mini roundabouts and turn right opposite the arcade of shops into Ruscote Avenue. The property will be found after the turning for Sinclair Avenue on the left 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 hall with stairs to first floor and door to the living room.

* Open plan living kitchen dining space with hardwood oak flooring, large bay window to front with custom made fitted blinds, log burner stove.

* Kitchen fitted with a range of navy coloured base and wall mounted units with a worktop over, integrated dishwasher, integrated oven with a four ring electric hob and extractor over, space for wine fridge, space for fridge freezer, vertical radiator, window to rear with custom made fitted blinds, large understairs storage cupboard.

* Opening off the kitchen into the utility area which has space and plumbing for washing machine, window to rear, wall mounted combination boiler, door to rear garden.

* Stairs to first floor landing with doors to all rooms.

* The master bedroom is a double with window to front having custom made fitted blinds.

* Bedroom two is a double with window overlooking the rear garden with custom made fitted blinds.

* Bedroom three with window to front with custom made fitted blinds, currently being used as a walk-in wardrobe with built-in wardrobes with hanging space and integral drawers.

* Family bathroom fitted with a white suite comprising bath with shower over, vanity wash hand basin, WC, window to rear, custom fitted blinds, tiled walls.

* The rear garden is much larger than average and comprises a patio area with steps leading down to a large lawn area with hedges on one side and a border of bushes and shrubs on the other. Path leading to a further seating area at the bottom of the garden where there is a large storage area with numerous sheds, a greenhouse and gate leading to the off road parking area.

* The parking at the rear is accessed via Evenlode and there is space for at least two vehicles.

* To the front there is a very well maintained front garden, a garden path leading down from the gate, a border of bushes and shrubs and a low brick wall with trellising.

Services

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

Local Authority

Cherwell District Council. Council tax band B.

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.

