

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

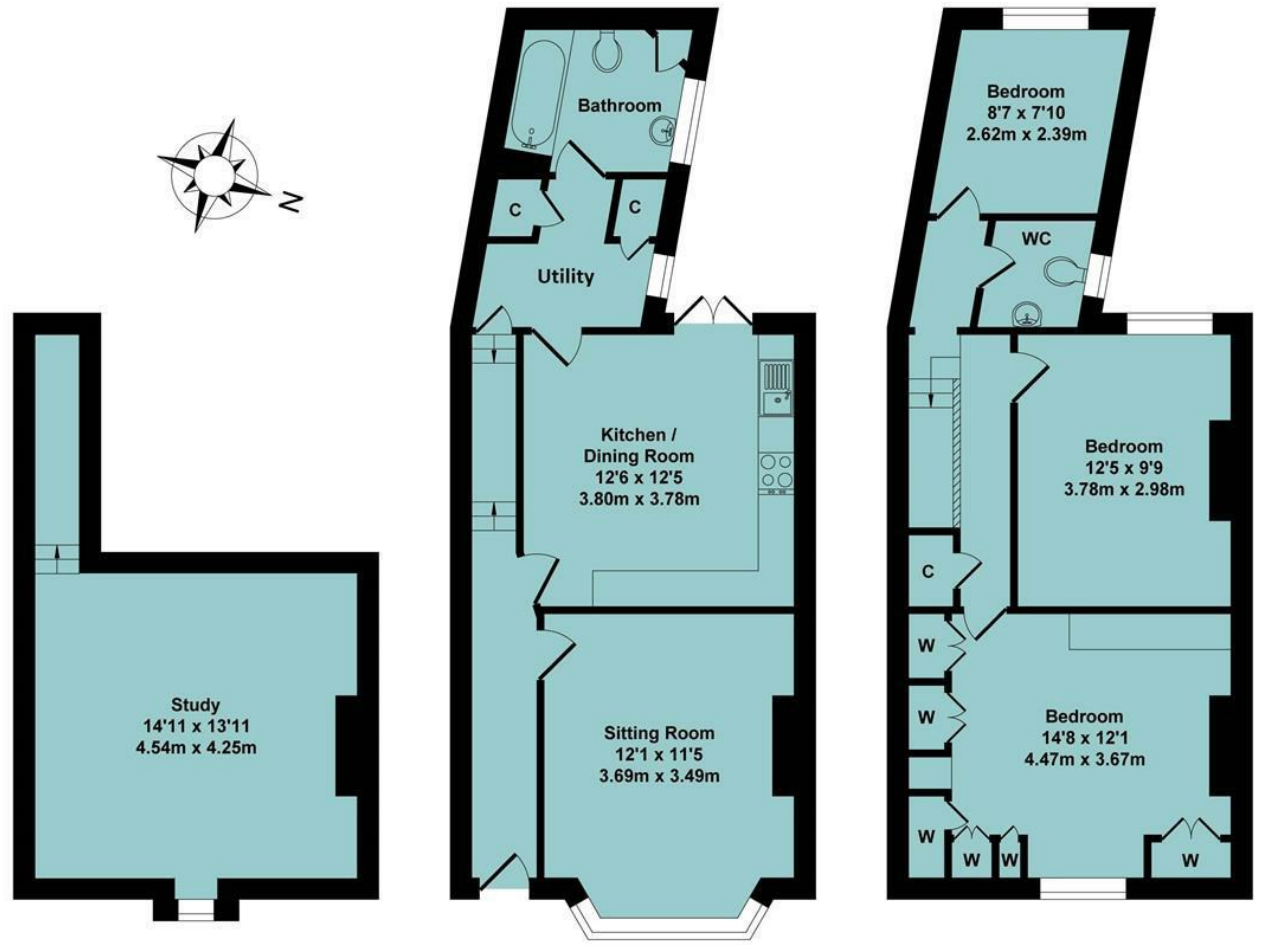
Anker and Partners earn supplementary income from various sources relating to the provision, referral and introduction of services and products to our clients and customers. This may be in the form of a fixed fee or a percentage of a premium, fee or invoice. This is not done in all cases and use of these 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		65	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Cellar
Approx. Floor Area 230 Sq.Ft. (21.4 Sq.M.)

Ground Floor
Approx. Floor Area 489 Sq.Ft. (45.40 Sq.M.)

First Floor
Approx. Floor Area 476 Sq.Ft. (44.20 Sq.M.)



Total Approx. Floor Area 1195 Sq.Ft. (111.0 Sq.M.)
All items illustrated on this plan are included in the "Total Approx Floor Area"

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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.



152 Bath Road
Banbury



152 Bath Road, Banbury, Oxfordshire,
OX16 0TT

Approximate distances

Banbury town centre 0.3 miles
Junction 11 (M40) 1.5 miles
Banbury railway station 1 mile
Oxford 22 miles
Stratford upon Avon 18 miles
Banbury to London Marylebone by rail approx. 55 mins
Banbury to Oxford by rail approx. 17 mins
Banbury to Birmingham by rail 50 mins approx.

**AN EXTENDED AND SPACIOUS THREE BEDROOM
VICTORIAN TERRACED HOUSE IDEALLY LOCATED
CLOSE TO THE TOWN CENTRE AND OFFERED WITH NO
ONWARD CHAIN**

**Entrance hall, sitting room, kitchen/dining room,
cellar/study, utility, ground floor bathroom, three
bedrooms, first floor cloakroom, rear garden.
Energy rating D.**

£300,000 FREEHOLD



Directions

From Banbury Cross proceed via West Bar into Broughton Road and after Banbury College take the first turning on the right into Bath Road. After approximately 200 yards the property will be found 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:

- * Entrance hall with doors to sitting room, kitchen/dining room and stairs to first floor.
- * Sitting room with large bay window to front, inset shelving, exposed floorboards.
- * Kitchen/dining room fitted with a range of base and eye level units, space for cooker, space and plumbing for washing machine and dishwasher, space for table and chairs, double doors leading to the rear garden, door to utility.
- * Utility with space for fridge freezer, airing cupboard housing the combination boiler, storage cupboard, door to bathroom, door to cellar, window to side.
- * Cellar accessed from the utility which has been tanked and plastered to create a useable room. Built-in shelving and window to front.
- * Ground floor family bathroom fitted with a suite comprising easy access bath with shower

over, WC and wash hand basin, heated towel rail, window to side.

- * First floor landing with doors to all bedrooms and cloakroom, storage cupboard with hatch to loft.
- * Bedroom one is a large double with window to front and built-in wardrobes and storage cupboards.
- * Bedroom two is a double with window to rear.
- * Bedroom three is a single with window to rear.
- * Cloakroom with WC, wash hand basin and window to side.
- * The rear garden is mostly laid to lawn with a patio and path to shed. Gated rear access. A range of mature bushes, shrubs and fruit trees.
- * To the front there is a bin storage area.
- * On street parking.

All mains services are connected. The gas combination boiler is located in a cupboard in the utility.

Local Authority
Cherwell District Council. Council tax band C.

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.