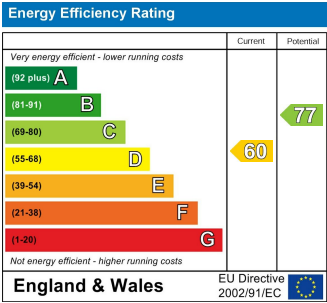


Agents Note

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

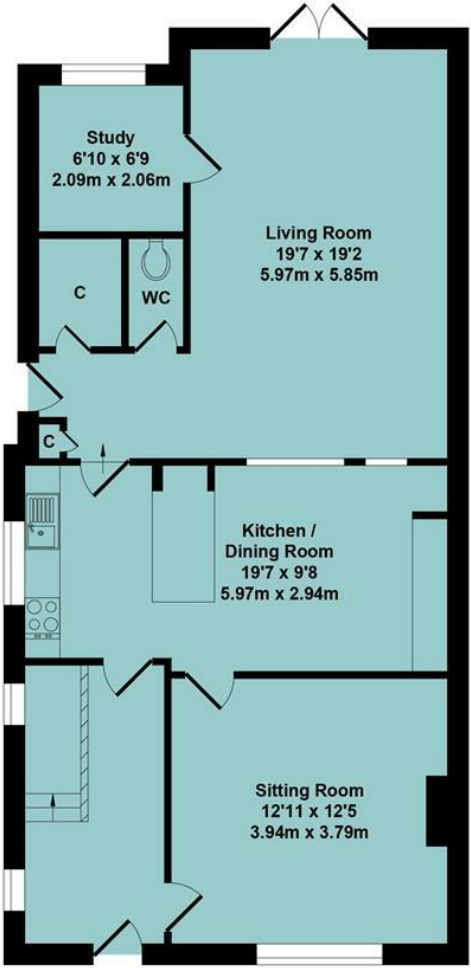
Anker and Partners earn supplementary income from various sources relating to the provision, referral and introduction of services and products to our clients and customers. This may be in the form of a fixed fee or a percentage of a premium, fee or invoice. This is not done in all cases and use of these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



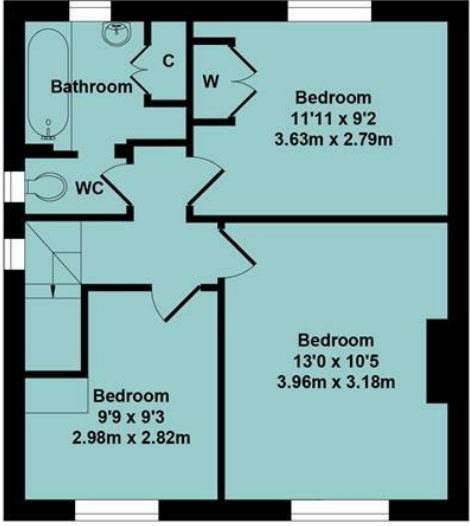
Garage
Approx. Floor
Area 126 Sq.Ft.
(11.70 Sq.M.)



Ground Floor
Approx. Floor
Area 805 Sq.Ft.
(74.80 Sq.M.)



First Floor
Approx. Floor
Area 443 Sq.Ft.
(41.20 Sq.M.)



Total Approx. Floor Area 1374 Sq.Ft. (127.70 Sq.M.)
All items illustrated on this plan are included in the "Total Approx Floor Area"

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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.



10 Cherry Road
Banbury



10 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 THREE BEDROOM SEMI DETACHED HOUSE WITH
PLANNING PERMISSION GRANTED FOR A SIZEABLE
REAR EXTENSION BENEFITTING FROM TWO
RECEPTION ROOMS, A KITCHEN/DINER, A GARAGE
AND OFF ROAD PARKING**

**Entrance hall, sitting room, kitchen/dining room,
cloakroom, living room, study, three bedrooms,
bathroom, separate WC, garage, driveway, rear
garden. Energy rating D.**

£285,000 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 doors to lounge, kitchen/diner, understairs storage, stairs to first floor, window to side.
- * Lounge with window over looking the front garden, door to kitchen/diner, fireplace with ornamental surround. Some redecoration and carpeting required in this room.
- * Kitchen/diner fitted with a range of base and eye level units, large kitchen island, integrated oven and four ring gas hob with extractor over, space for fridge freezer, space and plumbing for washing machine, ample space for table and chairs, window to side, window and door leading to the rear extension.

- * Rear extension comprising downstairs WC, storage cupboard and a large reception room with patio doors opening to to the rear garden and a small study. This room requires modernising.

- * Bedroom one is a large double with window to front.
- * Bedroom two is a large double with window to rear and a built-in wardrobe.
- * Bedroom three is a large single with window to front.
- * Bathroom fitted with a white suite comprising bath with shower over, WC and wash hand basin, storage cupboard, windows to rear and side.
- * Outside the rear garden is mostly laid to lawn with a small patio area and access to side.
- * Garage with off road parking in front for several cars.
- * Small lawned area of front garden.

Services

All mains services are connected. The boiler is located in a cupboard by the back door.

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.