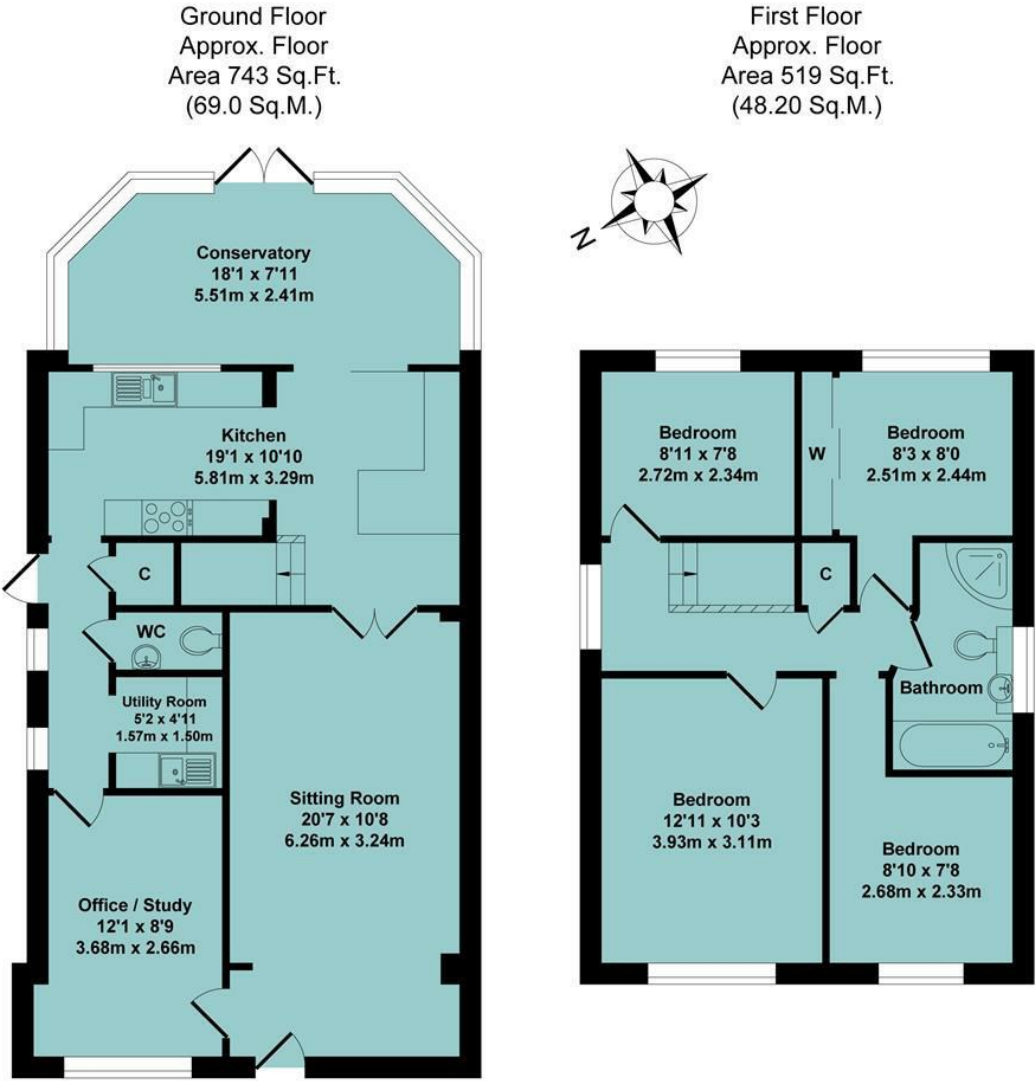
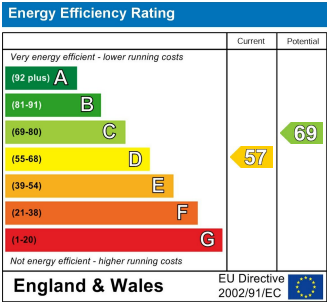


Agents Note

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.



Total Approx. Floor Area 1262 Sq.Ft. (117.20 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.



17 Romney Road
Banbury



17 Romney Road, Banbury, Oxfordshire,
OX16 1YA

Approximate distances
Banbury town centre 1.25 miles
Banbury train station 1.5 miles
Junction 11 (M40 motorway) 2 miles
Leamington Spa 19 miles
Oxford 25 miles
Banbury to London Marylebone by rail 55 mins
Banbury to Oxford by rail 17 mins
Banbury to Birmingham by rail 50 mins

A SPACIOUS FOUR BEDROOM DETACHED HOME
BENEFITTING FROM TWO RECEPTION ROOMS, A
MODERN FITTED KITCHEN AND OFF STREET PARKING
LOCATED CLOSE TO LOCAL SCHOOLS, SHOPS AND
AMENITIES

Lounge, dining room, kitchen/breakfast room,
conservatory, downstairs cloakroom, utility, four
bedrooms, bathroom. rear garden, off road
parking. Energy rating D.

£360,000 FREEHOLD



Directions

From Banbury Cross proceed northwards via Horsefair. Turn left at the crossroads traffic lights into the Warwick Road. Continue for approximately 1 mile and pass The Barley Mow public house turning right at the next roundabout into Highlands. Take the first turning on the right into Sussex Drive and then take the second left into Romney Road. The property will be found as the second property on the right. 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:

- * Lounge with window to front, door to dining room, double doors to the kitchen/breakfast room.
- * Kitchen/breakfast room refitted approximately 3 years ago with a range of base and eye level units with worktop over, integrated dishwasher, integrated double oven with five ring gas hob and extractor over, Quooker hot water tap, space for fridge freezer, integrated wine fridge, underfloor heating, breakfast bar, double doors to conservatory, door to rear entrance lobby.
- * Rear entrance lobby with doors to downstairs WC, utility room and dining room.
- * Downstairs cloakroom with WC and wash hand basin.
- * Utility room with base units, fitted sink, space for washing machine, space for tumble dryer.
- * Dining room with window to front.

- * Conservatory accessed from the kitchen/breakfast room. Ample space for table and chairs, tiled flooring fitted with underfloor heating, doors to garden.
- * First floor landing with hatch to loft, airing cupboard and window to side.
- * Bedroom one is a double with window to front.
- * Bedroom two is a double with window to rear.
- * Bedrooms three and four are both singles.
- * Bathroom fitted with a four piece suite comprising corner shower unit, bath, WC and vanity wash hand basin, window to side.
- * Low maintenance rear garden laid to patio with a small decked seating area, gated side access to front,
- * Off road parking for several cars on the driveway.

Services

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

Local Authority

Cherwell District Council. Council tax band D.

Energy rating: D

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

Viewing

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