



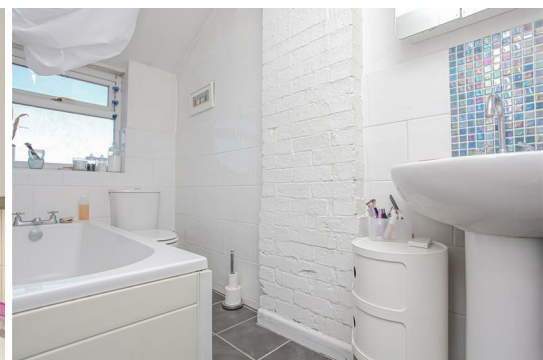
144 Broughton Road

Banbury

A TERRACED THREE BEDROOM THREE STOREY PERIOD TOWNHOUSE WITH AN ABUNDANCE OF CHARM AND CHARACTER REQUIRING REFURBISHMENT WITHIN WALKING DISTANCE OF THE TOWN CENTRE

Sitting room, dining room, kitchen, three bedrooms, bathroom, gas ch via rads, uPVC double glazing, large rear garden, vehicular rear access. Energy rating D.

£250,000 FREEHOLD



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:

- * A terraced three storey period townhouse which dates back to late Georgian/early Victorian times.
- * Boasting a number of period features including exposed beams, floorboards, brick and stonework.
- * Two ground floor reception rooms including a sitting room with fireplace fitted with a gas living flame coal effect fire, window to front, exposed beams, exposed brick and stonework, understairs cupboard.
- * Dining room with window to rear, exposed floorboards, brick open fireplace, exposed beams.
- * Kitchen with a range of units incorporating space for fridge/freezer, plumbing for washing machine, gas cooker point, quarry tiled floor, part glazed door opening to the rear garden, window overlooking the garden.
- * On the first floor there are two bedrooms including a double at the front with exposed floorboards and door to built-in airing cupboard and a single to the rear with fitted cupboard, hatch to loft, surprisingly far reaching views.
- * Bathroom fitted with a white suite comprising panelled bath with shower over and fully tiled surround, wash hand basin and WC, window, white painted exposed chimney breast, heated towel rail, window, ceramic tiled floor.
- * The main double bedroom is on the second floor with window to front, exceptionally wide original white painted exposed floorboards, exposed beam.
- * To the front there is a small garden and path to the front door whilst to the rear there is a large garden with patio, lawn, garden store, various shrubs. Rear vehicular access along a single track.

Services

All mains services are connected. The wall mounted Worcester gas fired boiler is located in the kitchen.

Local Authority

Cherwell District Council. Council tax band B.

Viewing

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

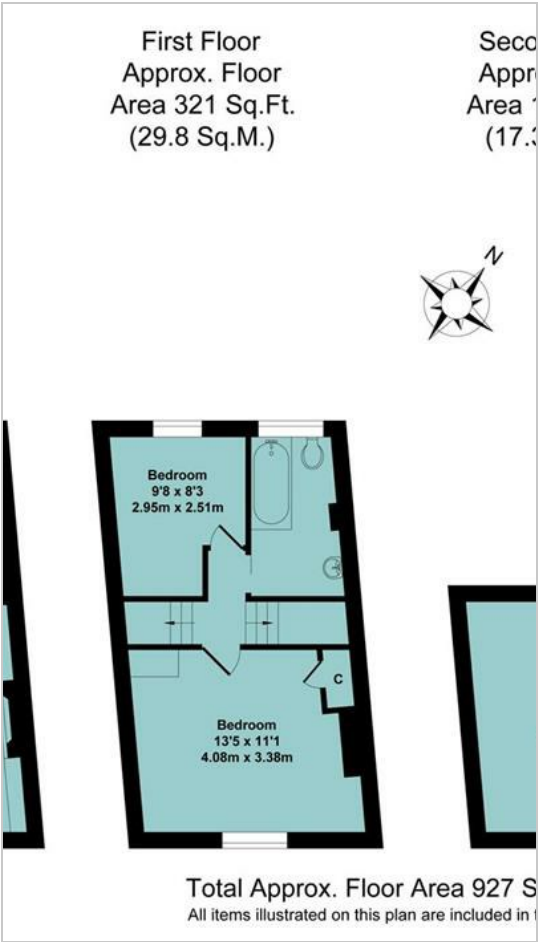
Energy rating: D

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

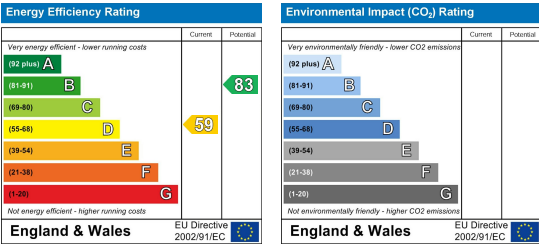
Area Map



Floor Plans



Energy Efficiency Graph



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