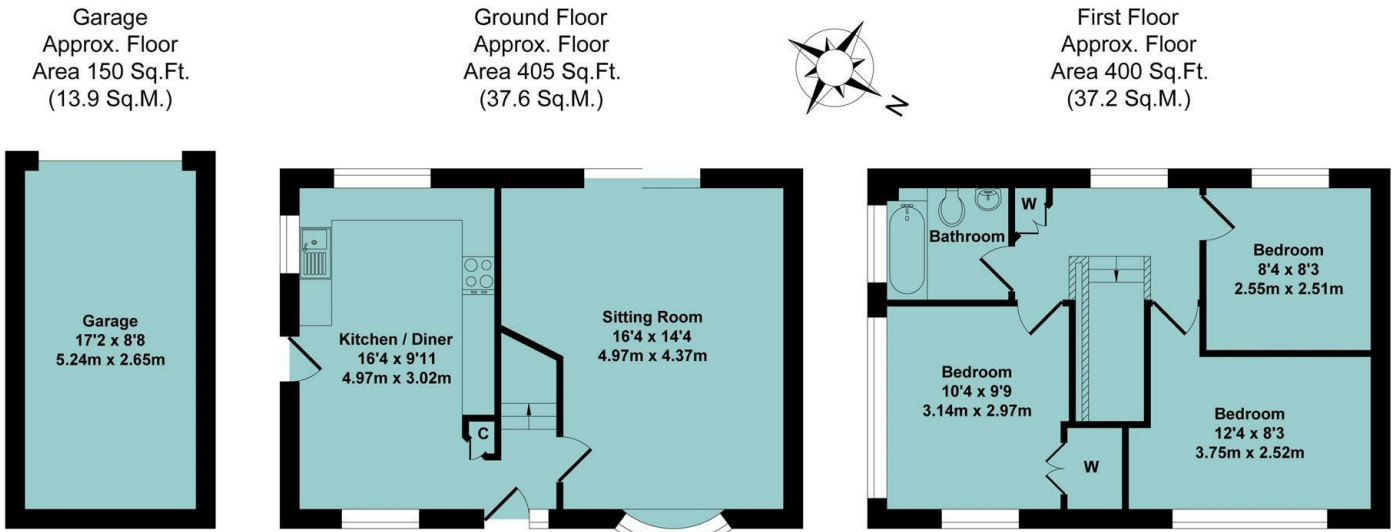


Agents Note

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 955 Sq.Ft. (88.70 Sq.M.)
All items illustrated on this plan are included in the "Total Approx Floor Area"

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

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.



60 Bankside
Banbury



60 Bankside, Banbury, Oxfordshire, OX16 9SN

Approximate distances
Banbury town centre 0.75 miles
Banbury railway station (rear access) 0.5 miles
Junction 11 (M40 motorway) 1.5 miles
Oxford 21 miles
Leamington Spa 19 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

OFFERED TO THE MARKET CHAIN FREE IS THIS THREE BEDROOM DETACHED FAMILY HOME IN A PRIME LOCATION OVERLOOKING PARKLAND AND A SHORT WALK TO THE TOWN CENTRE AND ALL LOCAL AMENITIES

Entrance hall, sitting room, kitchen/diner, three bedrooms, family bathroom, front and rear gardens, garage and off road parking. Energy rating D.

£360,000 FREEHOLD

£360,000 FREEHOLD



Directions

From Banbury town centre proceed via the High Street into George Street and at the traffic lights turn right into Windsor Street and at the next traffic lights turn left into Swan Close Road. Take the second turning on the left into Bankside and the property will be found after a short distance on the right hand side just after the turning for High Acres. 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 sitting room and opening to kitchen/diner. stairs to first floor.
- * Sitting room with bay window to front, double doors to the rear opening to garden, ornamental fireplace, laminate flooring.
- * Kitchen fitted with a range of base and eye level units with worktop over, windows to front and rear, window and door to side access, space and plumbing for washing machine, free standing oven with extractor over, space for under counter fridge and freezer, space for table and chairs.
- * First floor landing with window to rear, doors to all bedrooms and bathroom.
- * The master bedroom is a double with windows to front and side and a built-in wardrobe.
- * Bedroom two is a double with window to front.
- * Bedroom three is a large single with window to rear.

- * Bathroom fitted with a white suite comprising bath with shower over, WC and wash hand basin, window to side.
- * The rear garden is very large and mostly laid to lawn. There is a path leading to a garden shed, a small patio area and gated rear access. Outside the gate there is off road parking for two cars and a garage accessed off Coppice Close.
- * To the front there is a lawned area and gated side access.

Services

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

Local Authority

Cherwell District Council. Council tax band D.

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.