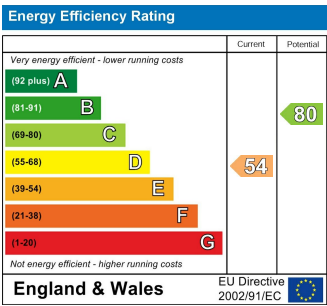


Agents Note

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 1179 Sq.Ft. (109.60 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.



150 Bath Road  
Banbury





150 Bath Road, Banbury, 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.

A BEAUTIFULLY PRESENTED TWO BEDROOM  
VICTORIAN HOUSE IDEALLY LOCATED WITHIN  
WALKING DISTANCE OF THE TOWN CENTRE.

Entrance hall, sitting room, dining room, kitchen,  
two bedrooms, bathroom, basement, rear garden.  
Energy rating E.

£330,000 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.

Banbury

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:

The Property

150 Bath Road is a beautifully presented Victorian home located within walking distance of the town centre and local schools. The property maintains characterful features such as wooden floors, working fireplace and bay window. The ground floor features an inviting entrance hall with a wooden floor and archway leading through to the dining room which has ample room for table and chairs, a wood burner and a door to the rear garden. There is a cosy sitting room with a wooden floor and a working fireplace, while the generously sized kitchen provides plenty of space. Stairs lead down to the tanked basement making it an ideal home office.

Upstairs you will find a spacious master bedroom with two front facing windows, a built in cupboard and additional space for wardrobes. The second bedroom is also a generous double featuring a wooden floor and views over the rear garden. The well appointed family bathroom completes the upper level.

The beautiful west facing secluded rear garden features a charming patio area perfect for outdoor dining whilst the rest is a delightful blend of plant and shrubs with a pathway running through the middle.

\* Entrance hall with wooden floor, stairs rising to first floor, archway.

\* Cosy sitting room with working fireplace, bay window to front and exposed wood floor.

\* Dining room with exposed wood floor, picture rails, Clearview wood burner, door opening to rear garden and door leading down to basement.

\* Spacious kitchen with wall and base mounted units with wooden worktops over. Integrated appliances include dishwasher, oven four ring gas hob, space for fridge, space and plumbing for washing machine, stone floor and door opening to west facing rear garden.

\* Spacious tanked basement ideal for use as a home office.

\* First floor landing with exposed wood floor, access to loft and storage cupboard.

\* The master bedroom has two windows overlooking the front of the property, built in cupboard and space for wardrobes.

\* The second bedroom is also a double and has a window overlooking the rear garden, exposed wood floor and space for wardrobe.

\* Bathroom comprising of bath with shower over, WC, wash hand basin, radiator, window and cupboard housing the gas fired boiler.

\* The rear garden has a patio area ideal for table and chairs, a mix of shrubs and plants coming into their own in the Spring/Summer, path running through, area ideal for a shed, rear access to alley.

Services

All mains services are connected. The gas fired combi boiler is located in the bathroom cupboard.

Local Authority

Cherwell District Council. Council Tax Band C.

Viewing

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

Energy rating : E

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