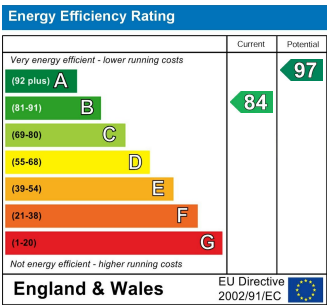


Agents Note

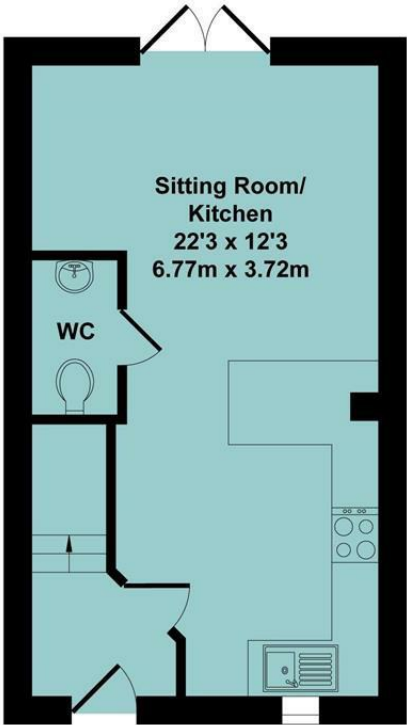
All room dimensions show maximum approximate measurements unless stated to the contrary. Facts provided by the vendors of this property are not a warranty. Room sizes are approximate and rounded and should not be relied upon for carpets and furnishings. Any purchaser is advised to seek professional or specialist advice. The description is not designed to mislead, please feel free to speak with us regarding any aspect unclear before viewing.

Referral fees

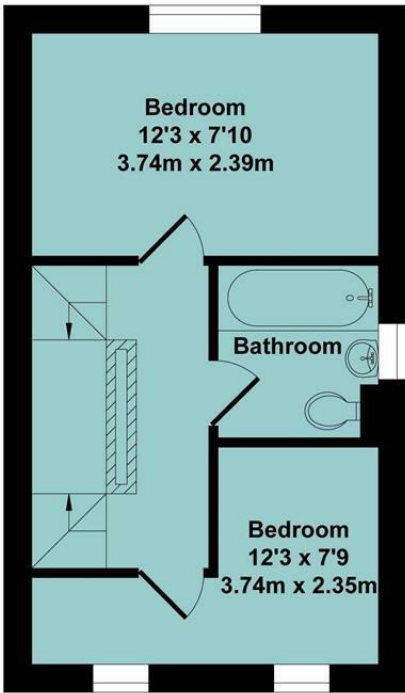
Anker and Partners earn supplementary income from various sources relating to the provision, referral and introduction of services and products to our clients and customers. This may be in the form of a fixed fee or a percentage of a premium, fee or invoice. This is not done in all cases and use of these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



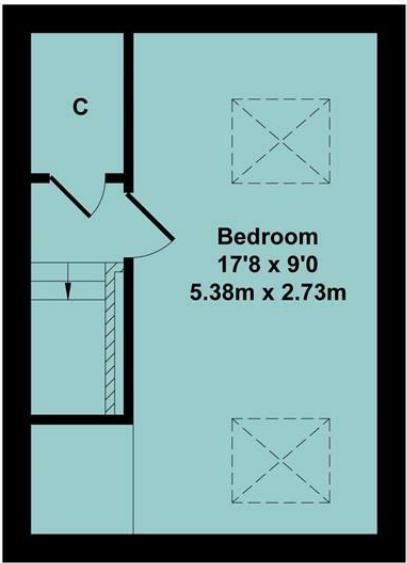
Ground Floor
Approx. Floor
Area 271 Sq.Ft.
(25.20 Sq.M.)



First Floor
Approx. Floor
Area 271 Sq.Ft.
(25.20 Sq.M.)



Second Floor
Approx. Floor
Area 215 Sq.Ft.
(20.0 Sq.M.)



Total Approx. Floor Area 757 Sq.Ft. (70.40 Sq.M.)
All items illustrated on this plan are included in the "Total Approx Floor Area"

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.



72 Nickling Road
Banbury



72 Nickling Road, Banbury, Oxfordshire,
OX16 1AR

Approximate distances
Banbury town centre 2.5 miles
Junction 11 (M40 motorway) 3 miles
Oxford 30 miles
Stratford upon Avon 21 miles
Leamington Spa 19 miles

A THREE BEDROOM SEMI DETACHED HOME WITH OFF ROAD PARKING, LOCATED NEAR SCHOOLS AND AMENITIES

Entrance hall, kitchen/sitting room, downstairs WC, three bedrooms, bathroom, south facing rear garden, parking for two cars. Energy rating B.

Offers in excess of £300,000 FREEHOLD



Directions

From Banbury town centre proceed in a northwesterly direction along the Warwick Road (B4100). Travel towards the outskirts of the town past the turning for Stratford upon Avon and continue at the next roundabout along the Warwick Road and at the next roundabout take the second turning and then take the second turning again on the right hand side into Nickling Road. The property will be found after a short distance on the right hand side.

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:

- * Close to primary and secondary schools.
- * Walking distance to shop.
- * South facing rear garden.
- * Entrance hall with stairs to first floor and door opening to kitchen.
- * Open plan kitchen/sitting room. The kitchen comprises a range of base and eye level units with worktop over, integrated oven with four ring gas hob, space and plumbing for washing machine, space for dishwasher.
- * Light and airy sitting room with doors to the south facing rear garden.
- * Downstairs WC with wash hand basin, WC and radiator.
- * On the first floor is a double bedroom with space for wardrobes and drawers, window overlooking the south facing rear garden.

- * Further bedroom with window to front.
- * Bathroom fitted with a suite comprising bath with shower over, WC and wash hand basin, window.
- * On the top floor is a double bedroom with two skylights allowing in lots of natural light, space for wardrobe.
- * South facing rear garden with patio area and ample space for table and chairs.
- * Driveway with space for two cars.

Services

All mains services are connected.

Local Authority

Cherwell District Council. Council tax band C.

Viewing

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

Energy rating: B

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