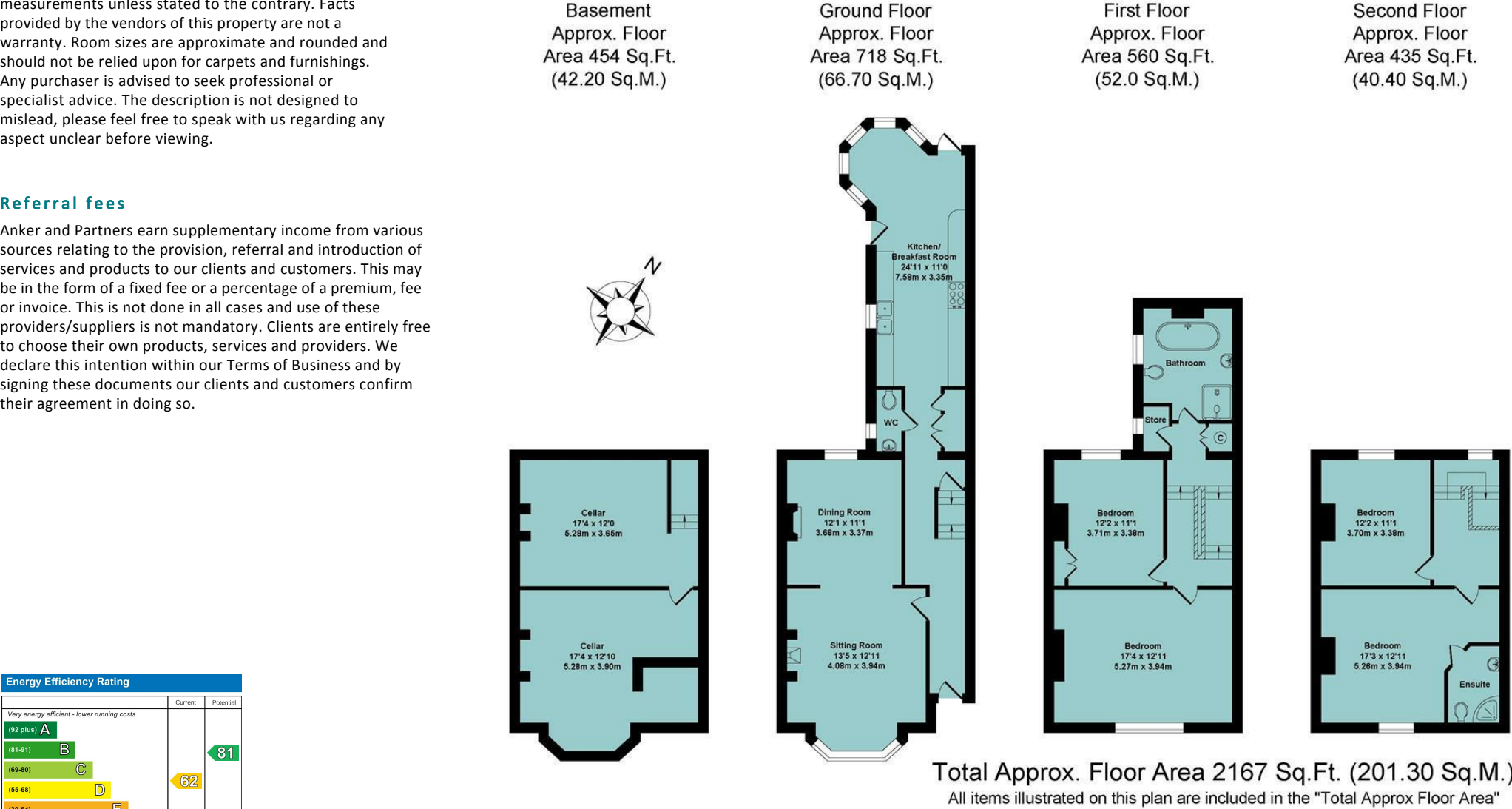
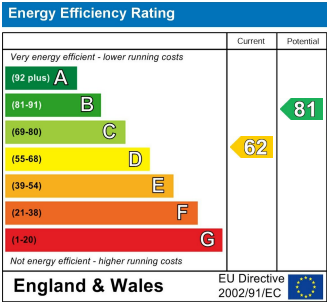


Agents Note

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.



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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.



130 Bath Road
Banbury



130 Bath Road, Banbury, Oxfordshire,
OX16 0TR

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 SPACIOUS AND EXTENDED FOUR DOUBLE BEDROOM
END TERRACE VICTORIAN TOWNHOUSE WITH PERIOD
FEATURES LOCATED CLOSE TO THE TOWN CENTRE
AND OFFERED TO THE MARKET CHAIN FREE

Entrance hall, sitting room, dining room,
cloakroom, kitchen/breakfast room, cellar, two
bedrooms and bathroom on the first floor, two
further bedrooms and an ensuite on the second
floor, rear garden. Energy rating D.

£485,000 FREEHOLD



Directions

From Banbury Cross proceed via West Bar into Broughton Road and after the North Oxfordshire College take the first turning right into Bath Road. Follow the road passing the turning for Park Road and the property will be found on the left hand side and can be recognised by our "For Sale" board.

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 cellar, sitting room, kitchen, downstairs WC and utility cupboard, stairs to first floor.

* Sitting room with large bay window to front, fireplace with log burner, opening to the formal dining space which has a window to rear and a further fireplace.

* Ground floor cloakroom with WC and wash hand basin, window to side.

* Utility cupboard with space and plumbing for washing machine, space for tumble dryer.

* Kitchen fitted with a range of base and eye level units with granite worktop over, integrated dishwasher, space for fridge freezer, American style fridge freezer (Included in the sale), Smeg double oven and six ring gas hob with extractor over (also included in the sale), space for dining furniture, windows and doors to rear.

* Bedroom one is a large double located on the top floor with ornamental fireplace surround, window to front and ensuite.

* Ensuite fitted with a corner shower cubicle, WC and wash hand basin, tiled floor and part tiled walls.

* Bedroom two is a large double on the first floor with a window to front and a fireplace with ornamental surround.

* Bedrooms three and four are both doubles with fireplaces and windows to rear. Bedroom three is on the first floor and bedroom four is on the second floor.

* First floor family bathroom fitted with a walk-in double shower cubicle, free standing bath. WC and vanity wash hand basin, underfloor heating, tiled floor, part tiled walls, window to side.

* First floor landing with airing cupboard housing the hot water cylinder, additional storage cupboard (formerly a cloakroom).

* The loft is accessed via a hatch on the second floor landing. The loft is spacious and could be developed subject to planning permission and/or building regulations approval.

* Cellar accessed off the hallway with light and power. The cellar is partitioned into two sizable rooms, with one half previously used as a wine cellar.

* The rear garden comprises a patio area, gated side access, steps up to a large partially walled and private rear garden where there are a range of flower beds and planters.

* To the front there is on street parking.

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.

