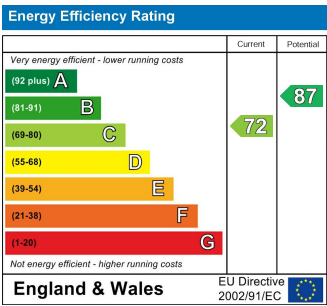


Agents Note

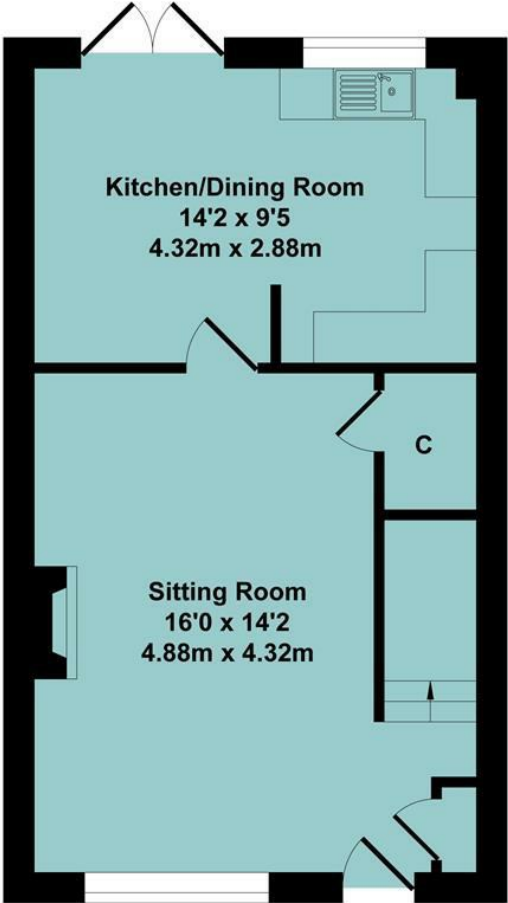
All room dimensions show maximum approximate measurements unless stated to the contrary. Facts provided by the vendors of this property are not a warranty. Room sizes are approximate and rounded and should not be relied upon for carpets and furnishings. Any purchaser is advised to seek professional or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

Referral fees

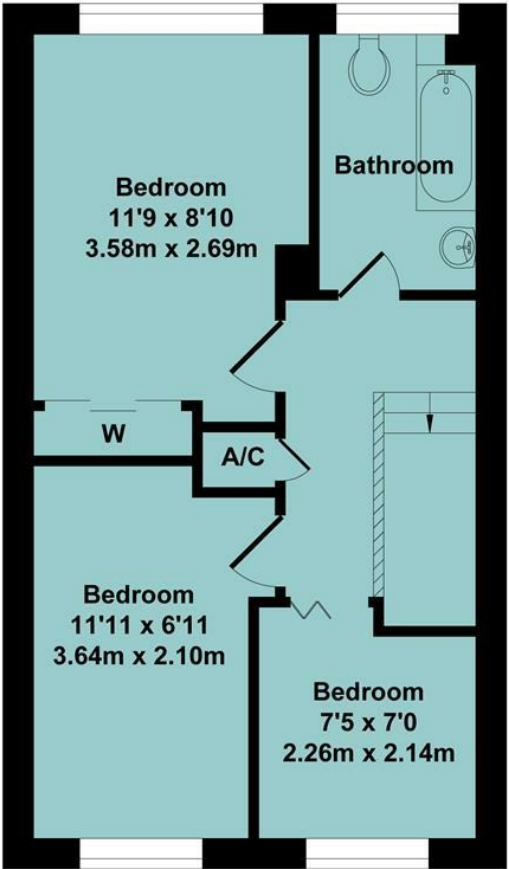
Anker and Partners earn supplementary income from various sources relating to the provision, referral and introduction of services and products to our clients and customers. This may be in the form of a fixed fee or a percentage of a premium, fee or invoice. This is not done in all cases and use of these 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 366 Sq.Ft.
(34.0 Sq.M.)



First Floor
Approx. Floor
Area 366 Sq.Ft.
(34.0 Sq.M.)



Total Approx. Floor Area 732 Sq.Ft. (68.0 Sq.M.)
All items illustrated on this plan are included in the "Total Approx Floor Area"

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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.



29 Cheviot Way
Banbury



29 Cheviot Way, Banbury, Oxfordshire,
OX16 1YB

Approximate distances
Banbury town centre 1.25 miles
Banbury train station 1.5 miles
Junction 11 (M40 motorway) 2 miles
Leamington Spa 19 miles
Oxford 25 miles
Banbury to London Marylebone by rail 55 mins
Banbury to Oxford by rail 17 mins
Banbury to Birmingham by rail 50 mins

A THREE BEDROOM END OF TERRACE HOUSE IN NEED
OF REDECORATION LOCATED AT THE END OF A QUIET
NO THROUGH ROAD AND OFFERED TO THE MARKET
CHAIN FREE

Lounge, kitchen/diner, three bedrooms, family
bathroom, front and rear gardens, allocated
parking space. Energy rating C.

£240,000 FREEHOLD



Directions

From Banbury town centre proceed in a north westerly direction along the Warwick Road (B4100). Having passed The Barley Mow public house on the right continue to the next roundabout and turn right into Highlands. Continue for a short distance and take the right hand turning into Sussex Drive followed by the first left into Cheviot Way. Continue to the end of the cul-de-sac as the road bears around to the right and the property will be found at the end of the footpath 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:

- * Lounge with stairs to first floor, understairs storage, window to front, door to the kitchen/diner.
- * Kitchen/diner fitted with a range of base and eye level units, space for appliances, cupboard housing boiler, door to rear garden, space for small table and chairs.
- * First floor landing with hatch to loft.
- * The master bedroom is a double with window to rear.
- * Bedroom two is also a double with window to front.
- * Bedroom three is a single with window to front.
- * Bathroom fitted with a bath, WC, wash hand basin and window to rear.

* Private and enclosed rear garden mostly laid to lawn with gated side access. To the front there is a lawn and footpath leading to a communal car park where there is one allocated parking space belonging to number 29.

Agent's Note

The property is sold as seen. The gas and water have been fully capped off. It will be the purchaser's responsibility to re-connect the water and utility supplies once a sale has completed.

Services

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

Local Authority

Cherwell District Council. Council tax band C.

Viewing

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

Energy rating: C

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