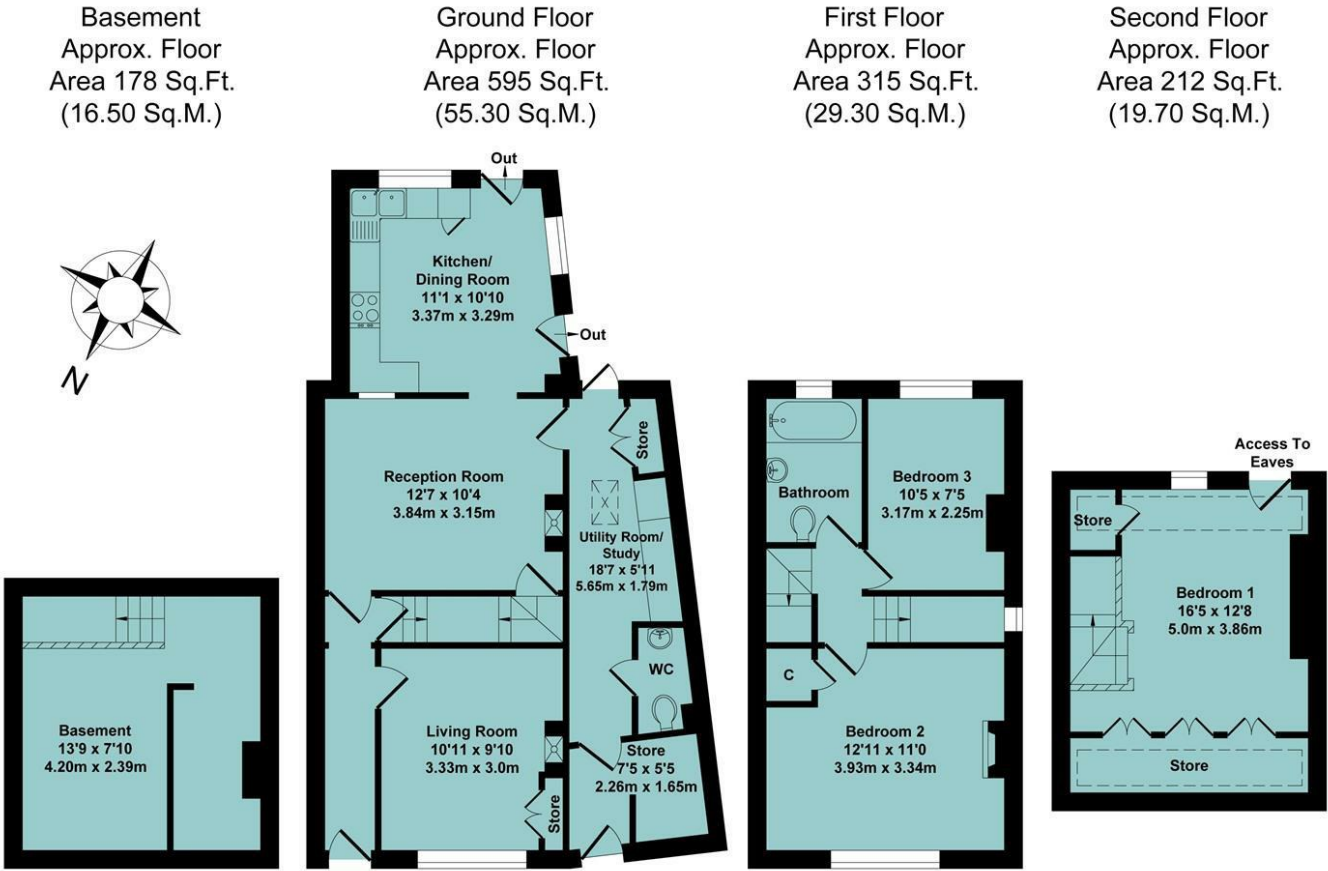
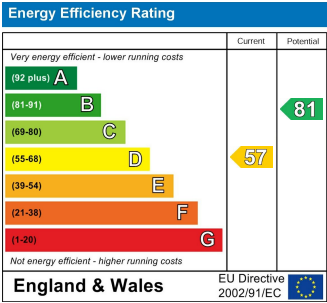


Agents Note

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 1300 Sq.Ft. (120.80 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.



61 Queens Road
Banbury



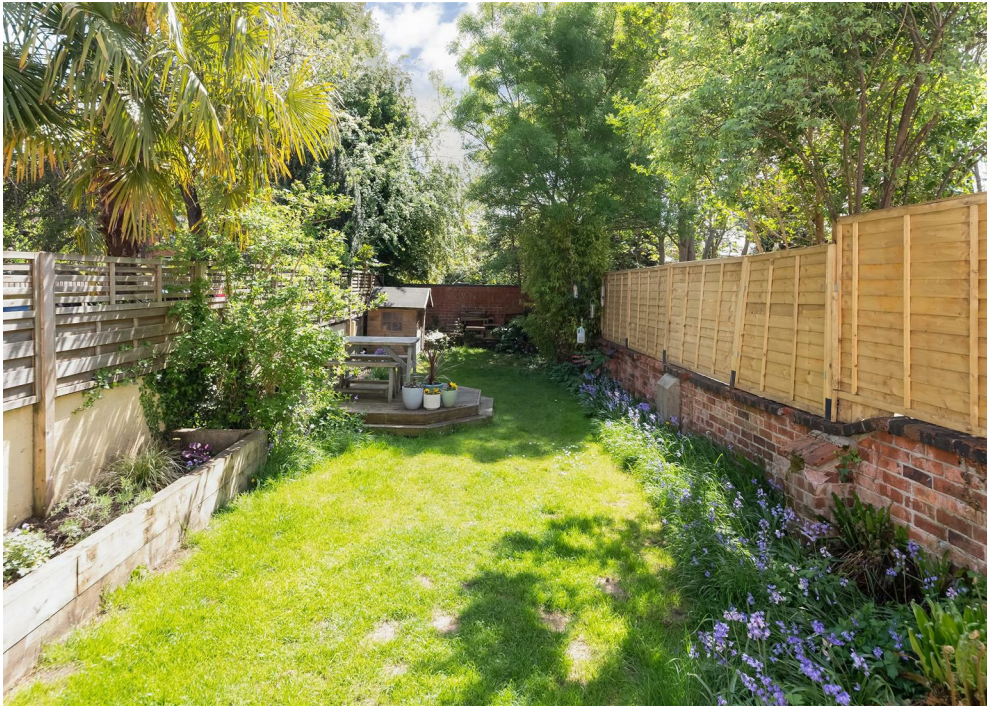
61 Queens Road, Banbury, Oxfordshire,
OX16 0ED

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.

AN EXTENDED AND VERY WELL PRESENTED THREE BEDROOM VICTORIAN TOWN HOUSE LOCATED A SHORT WALK FROM THE TOWN CENTRE AND BENEFITTING FROM A LARGER THAN AVERAGE REAR GARDEN

Entrance hall, two reception rooms, kitchen/dining room, utility room/study, boot room, downstairs WC, cellar, three bedrooms, bathroom, large rear garden. Energy rating D.

£340,000 FREEHOLD



Directions

From Banbury Cross proceed via West Bar into the Broughton Road. Having passed the college turn right into Bath Road and continue to the bottom following the road around to the left with the park on your right. Take the next turning on the left into Queens Road and the property will be found after a short distance on the right 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 door to sitting room, door to dining room and stairs to first floor.
- * Sitting room with window to front, brick surround fireplace with log burner. hardwood floors.
- * Dining room with tiled floor, fireplace with log burner, opening to kitchen/diner, door to utility/study, door to stairs to first floor.
- * Kitchen/dining room with window to rear, doors to side and rear, a range of white base and eye level units with wood effect worktop over, space for table and chairs, integrated oven with hob and extractor, space for fridge freezer, space for dishwasher.
- * Utility room/study with space and plumbing for washing machine, space for tumble dryer, fitted desk, large storage cupboard, door to rear, door to downstairs cloakroom fitted with WC and wash hand basin, door to boot room which has

- hanging space for coats and shoes and a further door to front.
- * First floor landing with window to side and doors to two bedrooms and bathroom.
- * Bedroom one is a large double with window to front, fireplace with stone built surround and storage cupboard.
- * Bedroom three with window to rear.
- * Family bathroom with a modern white suite (replaced within recent years) comprising bath with shower over, WC and wash hand basin, window to rear, part tiled walls,
- * Stairs to second floor bedroom three which is large double having window to rear, exposed floorboards, ample storage within the eaves to create wardrobe hanging space and additional storage.
- * The rear garden is larger than average with a decked area immediately outside the back doors leading to a large lawned area with a range of beds, borders and bushes, further decked seating area towards the rear of the garden.

Services

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

Local Authority

Cherwell District Council. Council tax band C.

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.