

Agents Note

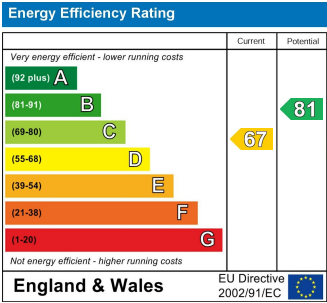
All room dimensions show maximum approximate measurements unless stated to the contrary. Facts provided by the vendors of this property are not a warranty. Room sizes are approximate and rounded and should not be relied upon for carpets and furnishings. Any purchaser is advised to seek professional or 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 1834 Sq.Ft. (170.40 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.



123 Bloxham Road  
Banbury





123 Bloxham Road, Banbury, Oxfordshire,  
OX16 9JT

Deposit £2250  
One weeks rent payable on application £450 forms  
holding deposit



**Directions**  
From Banbury town centre proceed in a southwesterly direction toward Bloxham and Chipping Norton (A361). After approximately ¼ of a mile the property will be found on the left hand side immediately before the turning for Springfield Avenue 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 very well proportioned extended semi detached house occupying a large plot.

**Local Authority**  
Cherwell District Council. Council tax band E.

**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.

