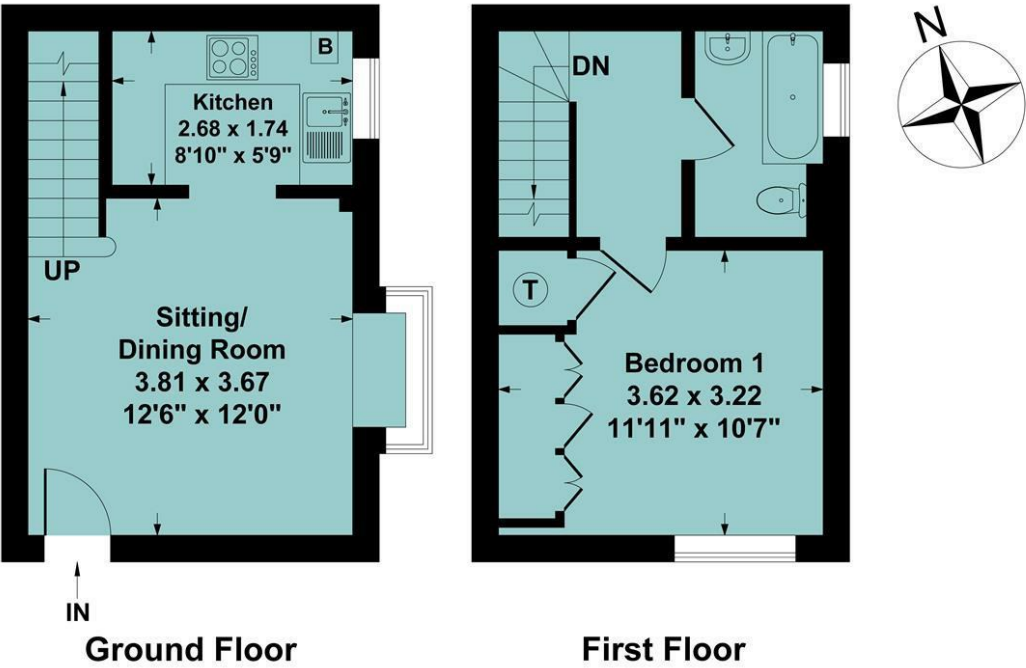


Agents Note

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.

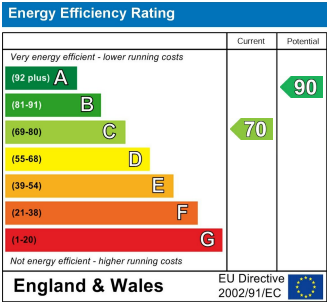
Referral fees

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 Area = 21.69 sq m / 233 sq ft
First Floor Approx Area = 20.91 sq m / 225 sq ft
Total Area = 42.60 sq m / 458 sq ft

Measurements are approximate, not to scale,
illustration is for identification purposes only.



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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.



85 Parklands
Banbury



85 Parklands, Banbury, Oxfordshire, OX16 2TD

Approximate distances
Banbury town centre 1 mile
Junction 11 (M40 motorway) 2.5 miles
Banbury railway station 1.5 miles
Oxford 23 miles
Stratford upon Avon 19 miles
Leamington Spa 18 miles
Banbury to London Marylebone 55 mins by rail approx.
Banbury to Oxford 17 mins by rail approx.
Banbury to Birmingham 50 mins by rail approx.

A WELL PRESENTED ONE BEDROOM HOUSE TUCKED AWAY TOWARDS THE BACK OF THIS POPULAR NO THROUGH ROAD WITHIN WALKING DISTANCE OF THE TOWN CENTRE

Living room, kitchen, double bedroom, bathroom, garden, off road allocated parking space, no upward chain. Energy rating C.

£185,000 FREEHOLD



Directions

From Banbury town centre proceed in a north westerly direction along the Warwick Road (B4100). Before the arcade of shops on the left hand side turn right at the roundabout into Parklands. Follow the road and the numbering system and the property will be found in a small enclave set back on the left hand side. A "For Sale" board has been erected for ease of identification.

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:

- * A well presented one bedroom house located toward the back of this popular no through road within walking distance of the town centre.
- * Modern fittings throughout and gas central heating via radiators.
- * Allocated off road parking space immediately outside the property.
- * Living room with bay window to front, stairs to first floor and open access to the kitchen.
- * Re-fitted kitchen approximately three years ago with a range of base and eye level wood effect units incorporating a built-in oven, ceramic hob and extractor, fitted washing machine and fridge, work surfaces, window to front, wall mounted gas fired boiler.
- * Landing with hatch to loft and doors to the bedroom and bathroom.

- * Spacious double bedroom with window to front overlooking the garden, large fitted wardrobe with hanging space and shelving, door to built-in airing cupboard.
- * Bathroom fitted with a modern white suite comprising panelled bath with shower unit over and fully tiled surround, wash hand basin and WC, window, extractor.
- * Fitted carpets, curtains, blinds and bedroom furniture.
- * The garden which lies to the front is lawned and extends in front of the hedge behind the parking space to a larger area with Sycamore, Cherry and Oriental Pear trees.
- * The aforementioned parking space is the nearest to the house.
- * Fibre broadband connected.

Services

All mains services are connected. The wall mounted Worcester gas fired boiler is located in the kitchen.

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.

Local Authority

Cherwell District Council. Council tax band A.