

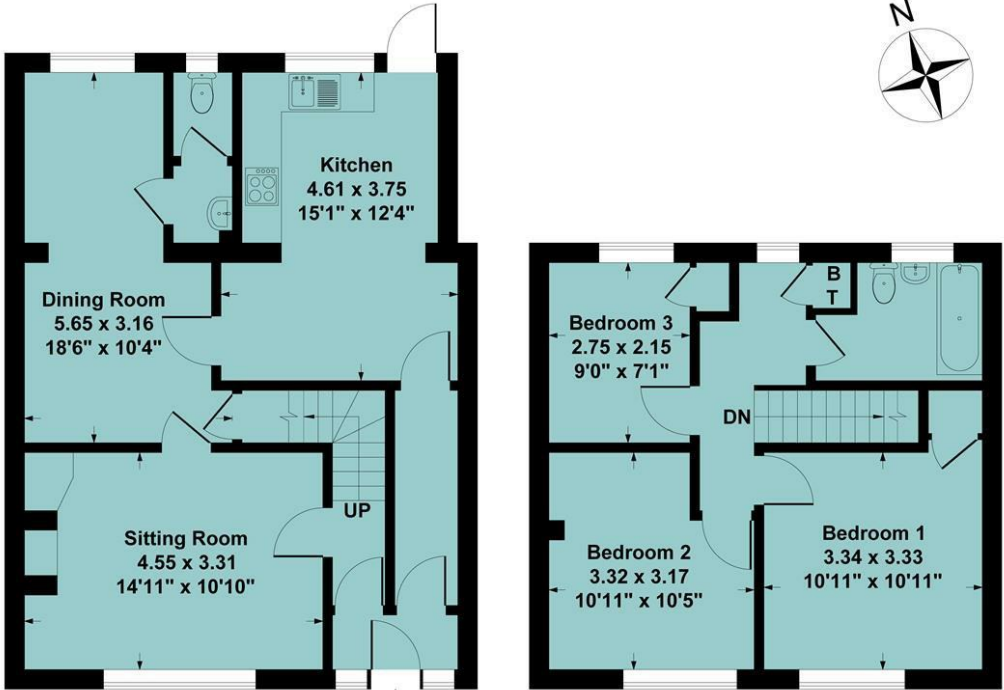
Agents Note

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



Ground Floor
First Floor
Ground Floor Approx Area = 59.34 sq m / 639 sq ft
First Floor Approx Area = 41.04 sq m / 442 sq ft
Total Area = 100.38 sq m / 1081 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.



10 Church View
Banbury



10 Church View, Banbury, Oxfordshire,
OX16 9ND

Approximate distances
Banbury town centre 0.8 miles
Junction 11 (M40 motorway) 3 miles
Banbury railway station 1.5 miles
Oxford 25 miles
Stratford upon Avon 20 miles
Leamington Spa 19 miles
Banbury to London Marylebone by rail approx. 55 mins
Banbury to Birmingham by rail approx. 50 mins
Banbury to Oxford by rail approx. 19 mins

A THREE BEDROOM EXTENDED TERRACED HOUSE
LOCATED WITHIN WALKING DISTANCE OF LOCAL
SCHOOLS AND SHOPS AND OFFERED WITH NO
ONWARD CHAIN

Entrance hall, sitting room, extended dining room,
kitchen, downstairs cloakroom, three bedrooms,
bathroom, rear garden, driveway parking. Energy
rating C.

£335,000 FREEHOLD



Directions

From Banbury Cross proceed in a southerly direction toward Oxford (A4260). At the traffic lights turn right on to Bloxham Road. Take the third turning on the right on to Queensway. Church View is the second turning on the left. Proceed along the road and the property will be found just after the right hand bend 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:

- * Extended three bedroom property.
- * Walking distance to local primary and secondary schools.
- * Off road parking on the driveway.
- * Offered with no onward chain.
- * Entrance hall with doors to sitting room and kitchen, stairs to first floor.
- * Spacious sitting room with window to front and fire with stone surround.
- * Extended dining room with window overlooking the rear garden, ample space for table and chairs, doors to entrance hall, cloakroom and kitchen.
- * Kitchen with wall and base mounted units with worktop over, space and plumbing for washing machine, space for dishwasher, space for fridge freezer, integrated oven and hob with extractor over, space for table and chairs.

- * Ground floor cloakroom with WC, wash hand basin and window.
- * Landing with hatch to loft, airing cupboard housing the gas fired boiler and window to rear.
- * Bedroom one is a double with built-in wardrobe, space for bedroom furniture and window to front.
- * Bedroom two is a double with space for bedroom furniture and window to front.
- * Bedroom three is a good sized single with built-in wardrobe and window overlooking the rear garden.
- * Bathroom fitted with a suite comprising bath with mixer tap and shower over, WC, wash hand basin, radiator, window.
- * Garden with raised decking area ideal for table and chairs. The rest of the garden is mainly laid to lawn with a range of shrubs and trees. Shed.
- * To the front there is a small lawned area and driveway.

Local Authority
Cherwell District Council. Council tax band C.

Services
All mains services are connected. The gas fired boiler is located in the airing cupboard on the landing.

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.