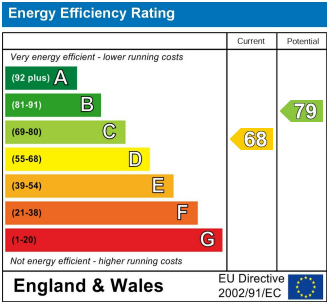
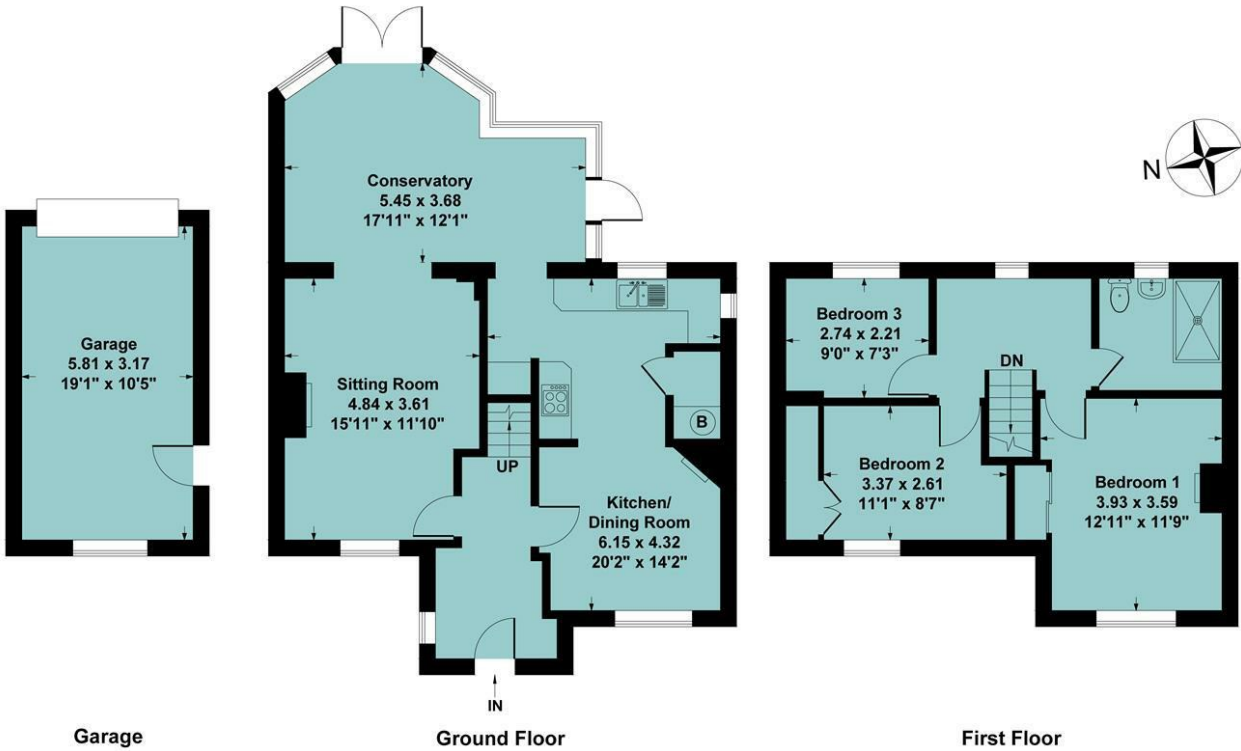


Agents Note

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 = 66.75 sq m / 718 sq ft  
First Floor Approx Area = 43.18 sq m / 465 sq ft  
Garage Approx Area = 18.41 sq m / 198 sq ft  
Total Area = 220.41 sq m / 1381 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.



109 Bloxham Road  
Banbury





109 Bloxham Road, Banbury, Oxfordshire,  
OX16 9JT

Approximate distances  
Banbury 0.5 miles  
Banbury railway station 1 miles  
Junction 11 (M40 motorway) 2.5 miles  
Oxford 20 miles  
Stratford Upon Avon 20 miles  
Leamington Spa 19 miles  
Banbury to Marylebone by rail approx. 55 mins  
Banbury to Oxford by rail approx. 19 mins  
Banbury to Birmingham by rail approx. 50 mins

**SITUATED ON THE POPULAR BLOXHAM ROAD THIS ATTRACTIVE THREE BEDROOM SEMI DETACHED HOME OFFERS A PERFECT BLEND OF SPACE, STYLE AND LOCATION, IDEAL FOR FAMILIES OR PROFESSIONALS THE PROPERTY BOASTS A WELL BALANCED LAYOUT WITH MODERN INTERIORS AND EXCELLENT ACCESS TO LOCAL AMENITIES, SCHOOLS AND TRANSPORT LINKS**

**Entrance porch, kitchen/dining room, sitting room, conservatory, three bedrooms, family shower room, garage, rear garden, driveway parking. Energy rating D.**

**£400,000 FREEHOLD**



**Directions**

From Banbury town centre proceed in a south westerly direction toward Chipping Norton and Bloxham (A361). Follow Bloxham Road for a short distance and the property will be found on the left hand side opposite the Queensway turning where it 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 porch with window to side and door to entrance hall.
- \* Entrance hall with doors to sitting room, kitchen/diner and stairs to first floor.
- \* Sitting room with window to front, electric fireplace with ornamental surround, opening through to the conservatory.
- \* Kitchen/dining room fitted with a range of base and eye level cream units with dark worktop over, tiled flooring, space for dishwasher, space for cooker with extractor over, space for fridge freezer, inset sink, window to rear, ample space for dining room furniture, door to conservatory, storage/utility cupboard with space and plumbing for washing machine and gas fired boiler.
- \* Conservatory with two doors and windows to rear garden, ample space for living/dining furniture.

- \* Bedroom one is a double with window to front, ornamental fireplace and built-in wardrobes.
- \* Bedroom two is a double with window to front and a built-in wardrobe.
- \* Bedroom three is a single with window to rear.
- \* First floor landing with doors to all rooms and window to rear.
- \* Shower room fitted with a white suite comprising a double shower cubicle, WC and wash hand basin, part tiled walls, window to rear and pebbled floor.
- \* The well stocked rear garden is large and comprises a block paved patio, large lawn with a range of beds and borders, mature trees, vegetable patches, space for greenhouse and a garage used for storage (as there is no vehicular access) with light, power and personal door. Gated side access leads to the front where there is a block paved driveway with off road parking for 2-3 cars.

**Services**

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

**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.