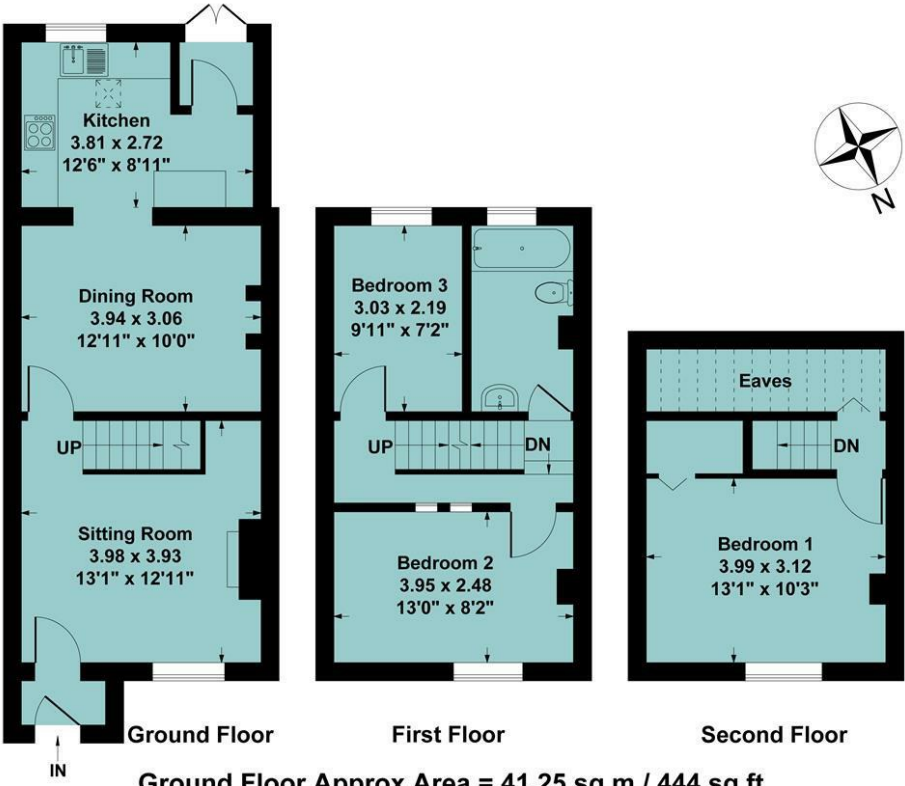


Agents Note

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.

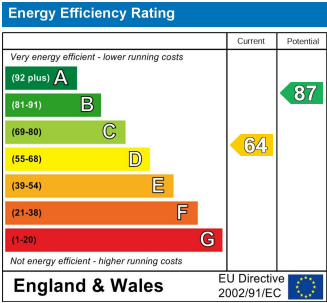
Referral fees

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 = 41.25 sq m / 444 sq ft  
First Floor Approx Area = 28.32 sq m / 305 sq ft  
Second Floor Approx Area = 15.68 sq m / 169 sq ft  
Total Area = 85.25 sq m / 918 sq ft

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



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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.



135 Warwick Road  
Banbury





135 Warwick Road, Banbury, Oxfordshire,  
OX16 2AR

Approximate distances  
Banbury town centre 0.5 miles  
Junction 11 (M40 motorway) 2 miles  
Banbury railway station 1 mile  
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 VICTORIAN TERRACED THREE STOREY TOWNHOUSE LOCATED WITHIN WALKING DISTANCE OF THE TOWN CENTRE BOASTING A NUMBER OF FEATURES INCLUDING FIREPLACES, EXPOSED FLOORBOARDS AND HIGH CEILINGS

Porch, sitting room, dining room, kitchen, rear lobby, three good sized bedrooms, spacious bathroom, gas ch via rads, uPVC double glazing, rear garden, unrestricted on street parking 50 yards away. Energy rating D.

£280,000 FREEHOLD



Directions

From Banbury town centre proceed in a northwesterly direction along the Warwick Road (B4100). Follow the road past the Police Station and petrol station. Continue a little further and the property will be found on the left hand side 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:

\* A mid terraced brick built three storey Victorian townhouse which we believe dates back to the late 19th Century.

\* Features include high ceilings, fireplaces and exposed wood floors.

\* On a practical level there are two reception rooms and three bedrooms as well as a spacious bathroom.

\* There is a porch to the front and rear lobby to the rear adding to day to day convenience.

\* Porch with exposed wood floor and door to the sitting room with large window to front, exposed wood floor, fireplace (currently boarded).

\* Dining room with exposed wood floor and ornamental fireplace which is open to the kitchen where there is a range of modern base and eye level units incorporating a built-in oven, hob and extractor, glazed wall cabinets, plumbing for dishwasher and washing machine, wall mounted gas fired combination boiler, window to rear overlooking the garden, space for tumble dryer and fridge/freezer.

\* Main double bedroom with exposed wood floor, window to front, wardrobe recess.

\* Second double bedroom with window to front, exposed wood floor, built-in wardrobe/cupboard.

\* Large single third bedroom with window to rear and exposed wood floor.

\* Spacious bathroom fitted with a white suite comprising panelled bath with mixer taps and shower attachment, wash hand basin and WC, window.

\* To the front there is a paved area with a useful timber storage area for wheelie bins.

\* The rear garden is of a good size for a property of this type and includes a circular patterned paved patio with fitted adjacent bench seat, steps to a grassed area with shrubs alongside and two further steps lead to another grassy area where there is a greenhouse and shed. There is a reasonably new boundary fence and gate which opens to a shared pedestrian rear access.

Services

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

Local Authority

Cherwell District Council. Council tax band B (£1,933.06 per annum 2025/2026).

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.