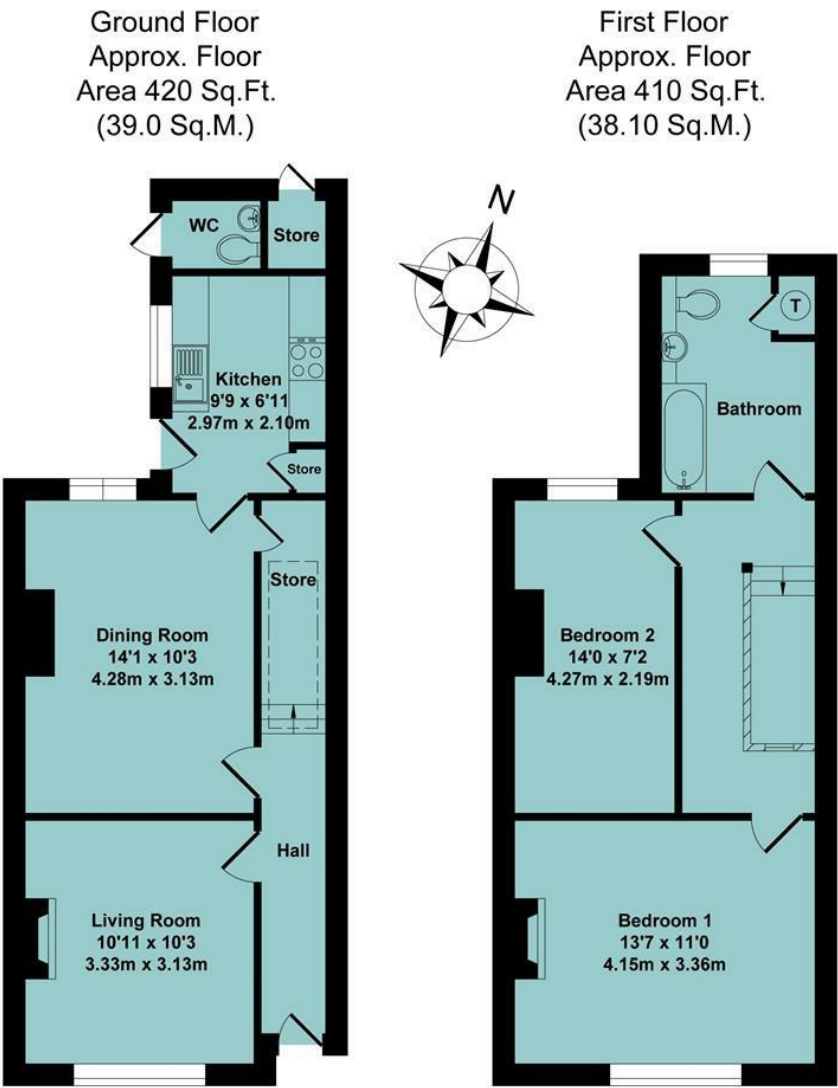
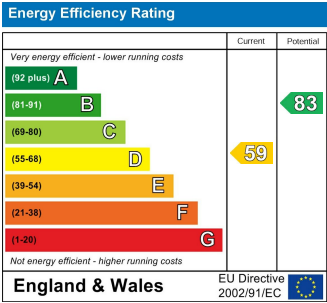


Agents Note

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 830 Sq.Ft. (77.10 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.



42 Merton Street  
Banbury





42 Merton Street, Banbury, Oxfordshire,  
OX16 4RX

Approximate distances  
Banbury town centre 0.75 miles  
Banbury railway station 0.2 miles  
Junction 11 (M40 motorway) 1 mile  
Oxford 23 miles  
Stratford upon Avon 20 miles  
Leamington Spa 18 miles  
Banbury to London Marylebone by rail approx. 55 mins  
Banbury to Birmingham by rail approx, 50 mins  
Banbury to Oxford by rail approx. 17 mins

A WELL PRESENTED TWO BEDROOM TERRACED  
VICTORIAN TOWNHOUSE VERY CONVENIENTLY  
LOCATED FOR THE RAILWAY STATION, TOWN CENTRE  
AND A RANGE OF DAILY AMENITIES CLOSE BY

Hall, sitting room, dining room, kitchen, two  
double bedrooms, large first floor bathroom, gas  
central heating via radiators, rear garden, no  
upward chain. Energy rating D.

£199,500 FREEHOLD



Directions

From Banbury town centre proceed in an easterly direction via Bridge Street into the Middleton Road. After the railway bridge turn right at the traffic lights into Merton Street. The property can be found after approximately 250m 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 two bedroom brick built Victorian terraced townhouse located on the eastern side of Banbury in the Grimsbury area.
- \* Conveniently located for a number of facilities including the railway station which is easily accessible, the town centre a short distance beyond that, a range of local amenities on Middleton Road and a primary school only a short walk away.
- \* Sitting room with Victorian fireplace and exposed floorboards, window to front.
- \* Separate dining room with exposed floorboards, window to front, fitted electric coal effect fire, door to built-in understairs cupboard.
- \* Kitchen with a range of wood effect base and eye level modern units, plumbing for washing machine, space for fridge, built-in oven, gas hob and integrated extractor over, space for freezer, window to side, door to the rear garden and a

- further door to a built-in shelved pantry cupboard.
- \* Main double bedroom with window to front and exposed floorboards.
- \* Second double bedroom with window to rear.
- \* Large first floor bathroom fitted with a white suite comprising panelled bath with shower unit over and fully tiled surround, wash hand basin and WC, door to built-in airing cupboard.
- \* Gas central heating via radiators.
- \* Rear garden with paved patio and door opening to a storage cupboard which also houses the wall mounted gas fired boiler which was installed in 2024. A door opens to another storage shed beyond which there is a shared rear pedestrian access over which neighbouring properties have a right of way. The main area of garden lies beyond the path and includes a raised patio partially shaded by mature shrubs.

Services

All mains services are connected. The wall mounted gas fired Gloworm boiler is located in an external storage cupboard.

Local Authority

Cherwell District Council. Council tax band A.

Energy rating: D

A copy of the full Energy Performance Certificate is available on request.