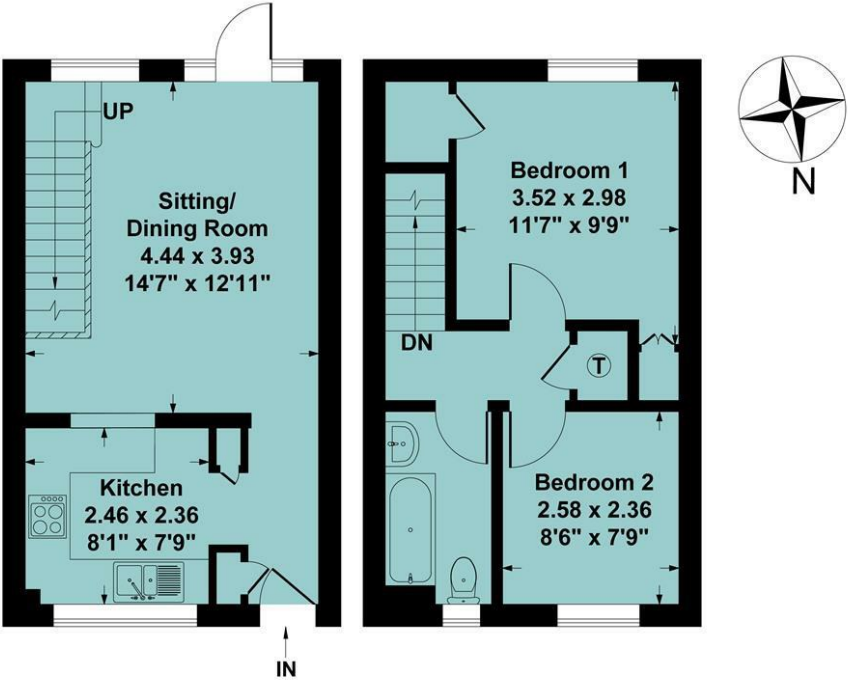


Agents Note

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.

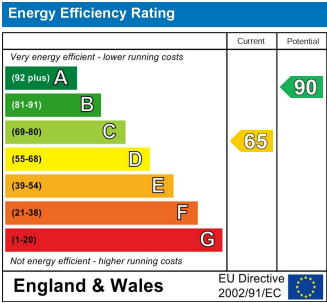


Ground Floor

First Floor

Ground Floor Approx Area = 27.51 sq m / 296 sq ft
First Floor Approx Area = 27.51 sq m / 296 sq ft
Total Area = 55.02 sq m / 592 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.



3 Ivatt Walk
Banbury



3 Ivatt Walk, Banbury, Oxfordshire, OX16 3WE

Approximate distances
Banbury town centre 1 mile
Junction 11 M40 Motorway 0.75 miles
Banbury train station 0.75 miles
Oxford 25 miles
Stratford upon Avon 22 miles
Leamington Spa 20 miles
Banbury to London Marylebone by rail 55 mins
Banbury to Birmingham by rail approx. 50 mins
Banbury to Oxford by rail approx. 19 mins

A MODERN TERRACED TWO BEDROOM HOUSE ON THE EASTERN OUTSKIRTS OF THE TOWN CONVENIENTLY LOCATED FOR LOCAL AMENITIES, THE RAILWAY STATION, M40 JUNCTION AND WITHIN WALKING DISTANCE OF TOWN

Hall, living room, kitchen, two bedrooms, bathroom, south facing rear garden, two off road parking spaces. Energy rating D.

£225,000 FREEHOLD



Directions

From Banbury town centre proceed in an easterly direction along Bridge Street into Middleton Road. After the traffic lights turn left into Waterloo Drive. Follow the road bearing left into Wellington Avenue. Follow this road around and after a short distance there is a left hand turning into Cockington Green. Follow this road around and Ivatt Walk will be found on the left hand side just after Webb Close. 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 brick built modern terraced house located on the eastern outskirts of town within walking distance of a number of local amenities, the railway station, town centre and it is also convenient for a number of places of work and junction 11 of the M40.

* Ideal first purchase or investment.

* Neutral décor throughout.

* South facing rear garden.

* Two allocated off road parking spaces.

* Gas central heating via radiators.

* Kitchen with shaker cream units, built-in oven, has hob and integrated extractor, plumbing for washing machine, space for fridge freezer, Metro tiling in white, vinyl wood effect flooring and window to front.

* Living room with door to rear garden, stairs to first floor, window to rear and vinyl wood effect flooring.

* Main double bedroom with window to rear, large built-in wardrobe and separate built-in cupboard/wardrobe.

* Second large single bedroom with window to front.

* Bathroom fitted with a white suite comprising panelled bath with shower unit over and fully tiled surround, wash hand basin and WC, window.

* The rear garden includes a patio, lawns, Cherry Tree, small area of artificial grass and a gate to the rear opening to the pedestrian access which leads to the two allocated parking spaces a few yards away.

Services

All mains services are connected. The wall mounted gas fired boiler is located in a cupboard in the hallway.

Local Authority

Cherwell District Council. Council tax band B.

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.