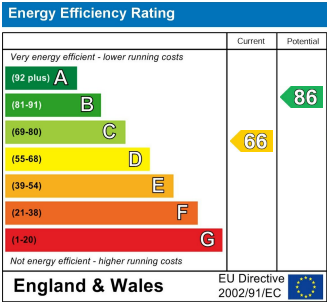


Agents Note

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

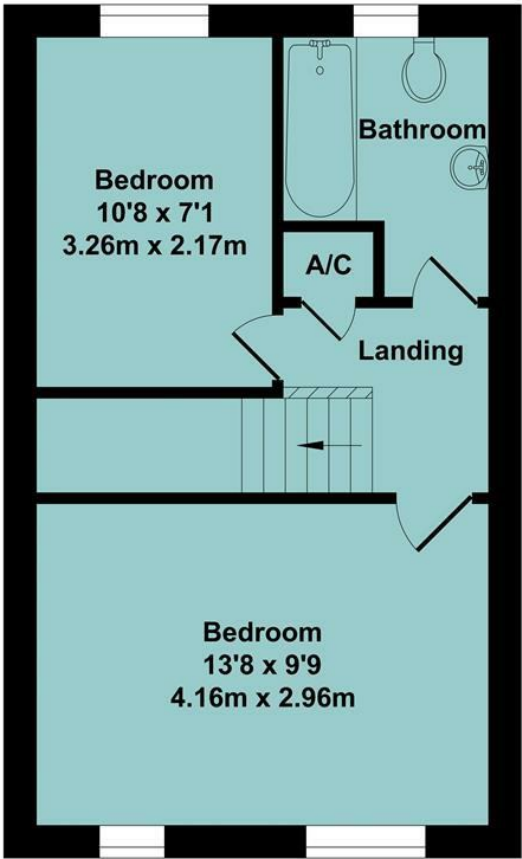
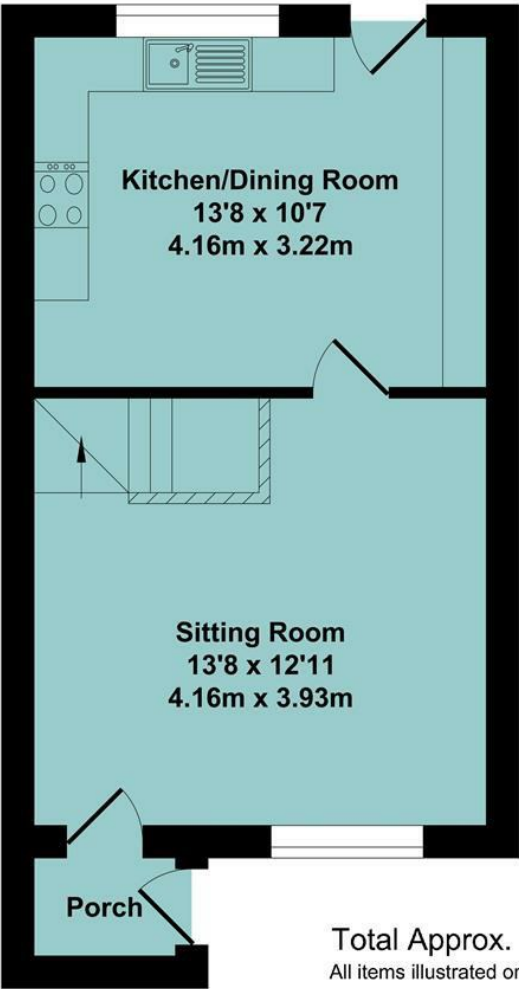
Anker and Partners earn supplementary income from various sources relating to the provision, referral and introduction of services and products to our clients and customers. This may be in the form of a fixed fee or a percentage of a premium, fee or invoice. This is not done in all cases and use of these 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. Floor
Area 341 Sq.Ft.
(31.72 Sq.M.)



First Floor
Approx. Floor
Area 325 Sq.Ft.
(30.16 Sq.M.)



Total Approx. Floor Area 666 Sq.Ft. (61.88 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.



50 Green Lane
Banbury



50 Green Lane, Banbury, Oxfordshire,
OX16 9HD

Approximate distances
Banbury town centre 0.5 miles
Banbury railway station (rear access) 0.5 miles
Horton Hospital 0.25 miles
Junction 11 (M40 motorway) 2 miles
Oxford 22 miles
Stratford upon Avon 20 miles
Leamington Spa 19 miles
Banbury to London Marylebone by rail approx. 55 mins
Banbury to Oxford by rail approx. 19 mins
Banbury to Birmingham by rail approx. 55 mins

A TERRACED TWO BEDROOM WELL PRESENTED HOUSE IN A POPULAR AND EXCEPTIONALLY CONVENIENT LOCATION WITHIN WALKING DISTANCE OF THE HOSPITAL, RAILWAY STATION AND TOWN CENTRE.

Porch, living room, spacious kitchen/dining room, two bedrooms, bathroom, uPVC double glazing, gas ch via rads, two parking spaces, no onward chain. Energy rating D.

£240,000 FREEHOLD



Directions

From Banbury town centre proceed via George Street to the traffic lights and turn right into Lower Cherwell Street. Turn left at the next traffic lights and follow the road which leads into Hightown Road. As the road rises Green Lane will be found as the first turning on the right and the property will be found at the bottom in the terrace facing you 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.

The Property

A relatively rare opportunity to acquire a house in this very popular and exceptionally convenient address within easy walking distance of the railway station, the hospital, town centre and supermarkets. The house is located at the end of this no through road away from passing traffic. The layout of the accommodation is ideal for modern living including a living room at the front and a spacious kitchen/dining room at the back overlooking the garden. The main bedroom is larger than average with two windows and there is a bathroom with a modern white suite including a shower. Externally there is a low maintenance garden to the rear and two allocated parking spaces.

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 terraced house in an exceptionally convenient location within walking distance of the town centre, railway station, supermarkets and hospital.
- * Ideal for first time buyers, second steppers and investors.
- * Ideal for commuters being a relatively short walk from the railway station.
- * uPVC double glazed porch.
- * Living room with laminate floor, window to front, stairs to first floor and recess under.

* Spacious kitchen/dining room with base and eye oak effect units incorporating a stainless steel built-in oven, gas hob and extractor, plumbing for washing machine, space for fridge freezer, work surfaces, breakfast bar, space for table and chairs, door and window to the rear overlooking the garden and wall mounted gas fired boiler installed 2017.

* Landing with hatch to loft and door to built-in airing cupboard.

* Large main bedroom with two windows to front.

* Second bedroom with window to rear with outlook over rooftops of town and beyond.

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

* uPVC double glazing and gas central heating via radiators.

* Low maintenance rear garden with a gate to the pedestrian access to the parking area.

* Two allocated parking spaces in the parking area to the left as you look at the front of the property.

Services

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

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.