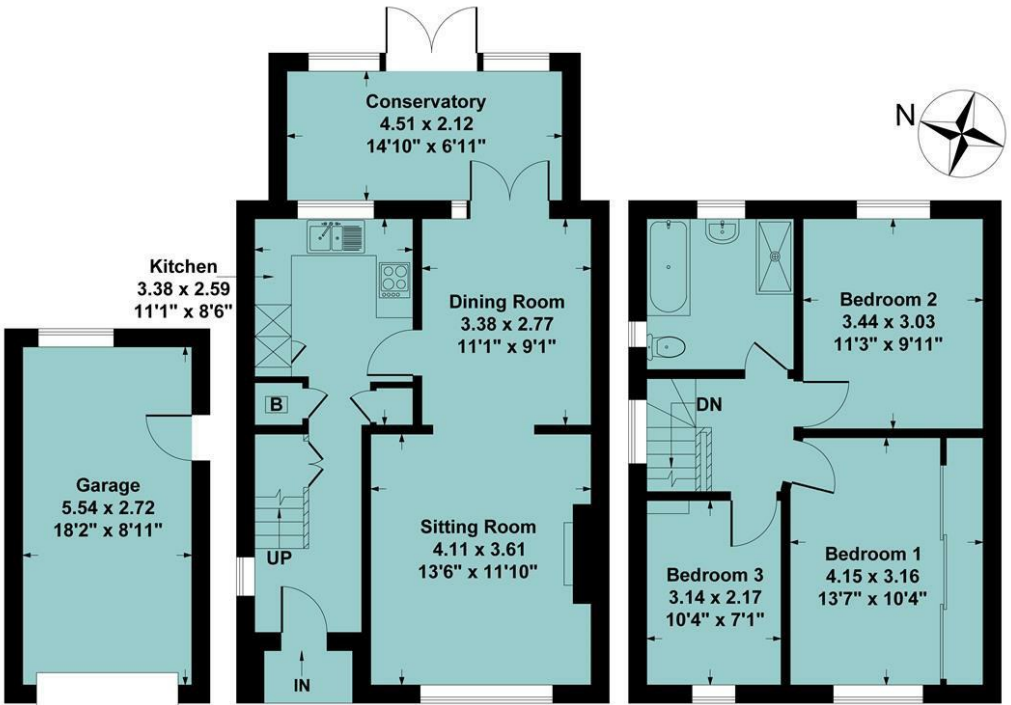


Agents Note

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.

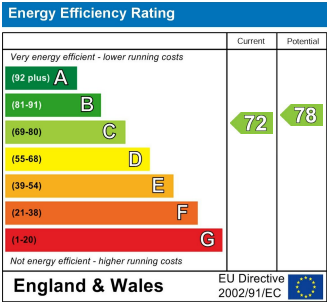
Referral fees

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 = 51.37 sq m / 553 sq ft
First Floor Approx Area = 42.09 sq m / 453 sq ft
Garage Approx Area = 15.34 sq m / 165 sq ft
Total Area = 108.80 sq m / 1171 sq ft

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



01295 271414 ankerandpartners.co.uk post@ankerandpartners.co.uk
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.



27 Cheney Road
Banbury



27 Cheney Road, Banbury, Oxfordshire,
OX16 3HS

Approximate distances
Banbury 1.25 miles
Banbury railway station 1 mile
Junction 11 (M40 motorway) 1 mile
Oxford 23 miles
Stratford upon Avon 23 miles
Leamington Spa 19 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 SPACIOUS AND WELL MAINTAINED THREE
BEDROOM SEMI DETACHED HOUSE OFFERED TO THE
MARKET CHAIN FREE AND LOCATED WITHIN WALKING
DISTANCE OF ALL LOCAL AMENITIES

Entrance hall, kitchen, sitting room/dining room,
conservatory, three bedrooms, family bathroom,
front and rear gardens, garage and off road
parking. Energy rating C.

£325,000 FREEHOLD



Directions

From Banbury town centre proceed in an easterly direction via Bridge Street into the Middleton Road. Travel to the outskirts of the town and having passed Tesco Express turn left at the traffic lights into Daventry Road. Take the second turning on the left into Grimsbury Dive followed by a right hand turn into Grimsbury Square and another right into Cheney Road. Turn left at the T-junction and the property will be found at the end of the cul-de-sac on the right.

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 hall with window to side, door to kitchen, understairs storage and stairs to first floor.
- * Kitchen accessed off the hall way fitted with a range of base and eye level units with wood effect front and a dark worktop over, integrated fridge freezer, integrated dishwasher, integrated microwave, oven and four ring electric hob with extractor over, window to rear, cupboard with space and plumbing for washing machine and the wall mounted gas fired combination boiler, doorway to the dining area.
- * Dining area with laminate flooring, archway to the lounge and double doors leading to the conservatory.
- * Sitting room with large windows to the front and open fireplace with ornamental surround.
- * Conservatory with ample space for seating, windows and door to rear garden.
- * First floor landing with window to side and doors to all bedrooms and bathroom.
- * The master bedroom is a double with window to front and large built-in wardrobe with mirrored sliding doors.
- * Bedroom two is a double with window overlooking the rear garden.
- * Bedroom three is a single with window to front.

- * The family bathroom is fitted with a four piece suite comprising bath, separate double walk-in shower cubicle, wash hand basin and WC, windows to side and rear, part tiled walls, heated towel rail, hatch to loft.
- * East facing larger than average rear garden with a large patio area immediately outside the back door, a lawned area with a border of mature beds, bushes and shrubs and a further patio area at the bottom. Garden shed and greenhouse to remain. Gated side access and private door into the rear of the garage.
- * The garage has light and power, an up and over door and a personal door to the rear. New roof fitted start 2024.
- * In front of the garage there is off road parking for two/three cars on the driveway.
- * The front garden is lawned with a range of shrubs and bushes.

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

Local Authority
Cherwell District Council. Council tax band C.

Viewing
Strictly by prior arrangement with the Sole Agents Anker & Partners.

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

