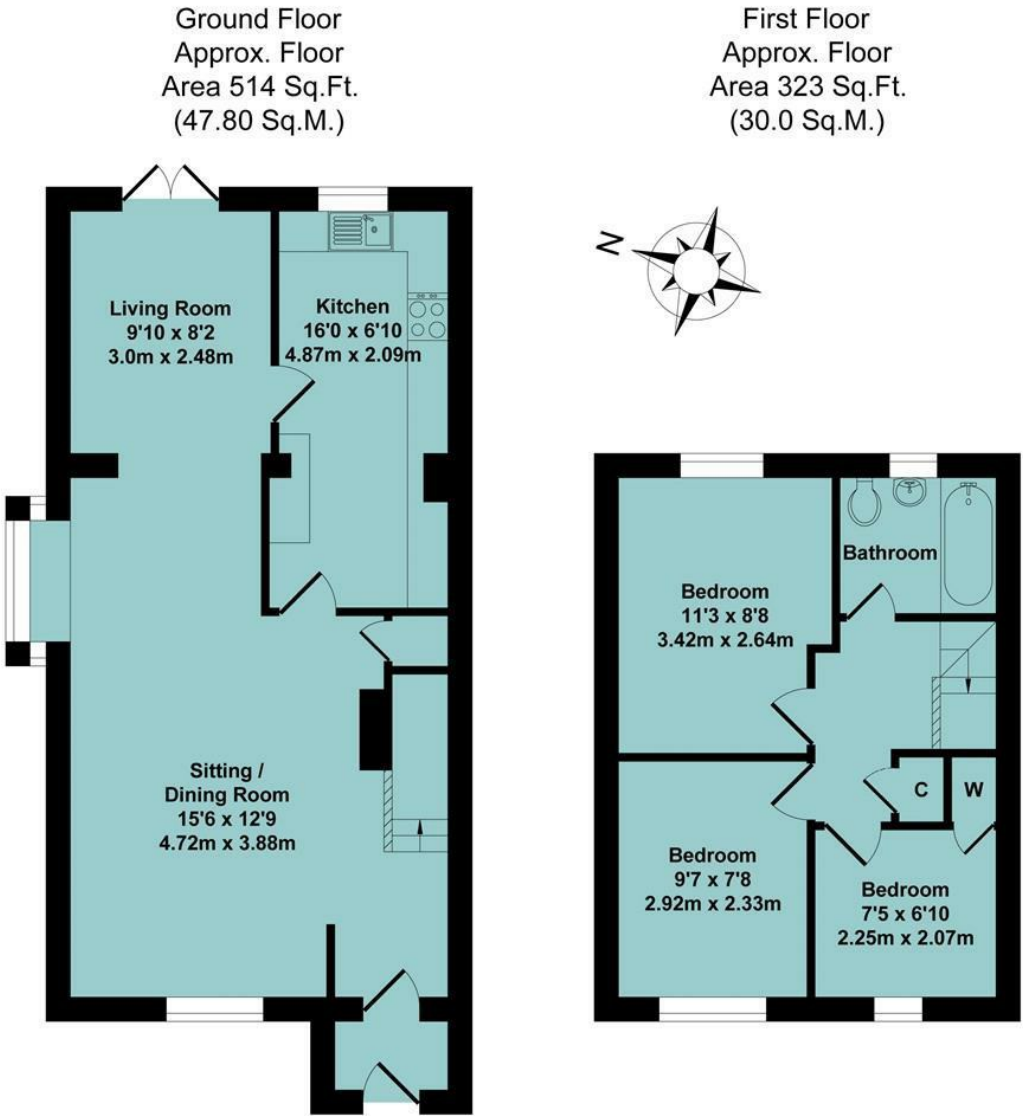
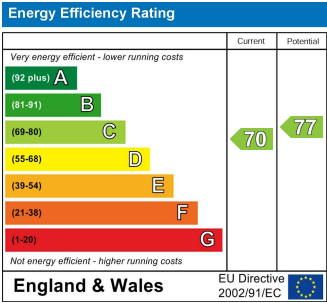


Agents Note

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 837 Sq.Ft. (77.80 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.



148 West Street  
Banbury



148 West Street, Banbury, Oxfordshire,  
OX16 3TX

Approximate distances  
Banbury town centre 0.75 miles  
Banbury railway station 0.5 miles  
Junction 11 (M40 motorway) 0.8 miles  
Oxford 23 miles  
Stratford upon Avon 20 miles  
Leamington Spa 18 miles  
Banbury to London Marylebone by rail approx 55 mins  
Banbury to Oxford by rail approx. 17 mins  
Banbury to Birmingham by rail approx. 55 mins

**AN EXTENDED THREE BEDROOM END TERRACE HOUSE  
ON THE EASTERN OUTSKIRTS OF THE TOWN CLOSE TO  
A LARGE RANGE OF AMENITIES, THE RAILWAY  
STATION AND JUNCTION 11 M40**

**Porch, sitting room, dining room, kitchen, three  
bedrooms, bathroom, gas ch via rads, double  
glazing, gardens to front, side and rear, parking  
space. Energy rating C.**

**£280,000 FREEHOLD**



**Directions**

From Banbury town centre proceed in an easterly direction via Bridge Street into the Middleton Road. After approximately ¼ of a mile turn left at the mini roundabout into West Street. Follow the road to the end and bear left. The property will be found after a short distance set back on the right 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 brick built extended end of terraced house on the eastern outskirts of the town conveniently situated in a no through road with a good range of local amenities close by.
- \* Porch with door opening to the sitting room which has a window to front overlooking a green space, stairs to first floor, open access to the dining room, bay window to the side and door to an understairs cupboard.
- \* Dining room with French doors opening to the rear garden and a door to the kitchen.
- \* Kitchen with a range of base and eye level wood effect units incorporating a built-in oven, gas hob and extractor, plumbing for washing machine, plumbing for dishwasher, window to rear, space for fridge.
- \* Landing with door to built-in cupboard housing the wall mounted gas fired combination boiler.

- \* Main double bedroom with window to rear and hatch to the loft.
- \* Second and third bedrooms both with windows to the front.
- \* Bathroom with a white suite comprising panelled bath with mixer taps and shower attachment, wash hand basin and WC, window.
- \* To the front of the property there is a lawned garden extending to the side and approached via a gate. The side area is wide and may offer scope to extend subject to planning permission. Beyond this there is a lawned rear garden with borders.
- \* There is a parking space in a parking area on the other side of the access road which is a few yards from the property.

**Services**

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

- \* No upward chain.

**Local Authority**

Cherwell District Council. Council tax band B.

**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.