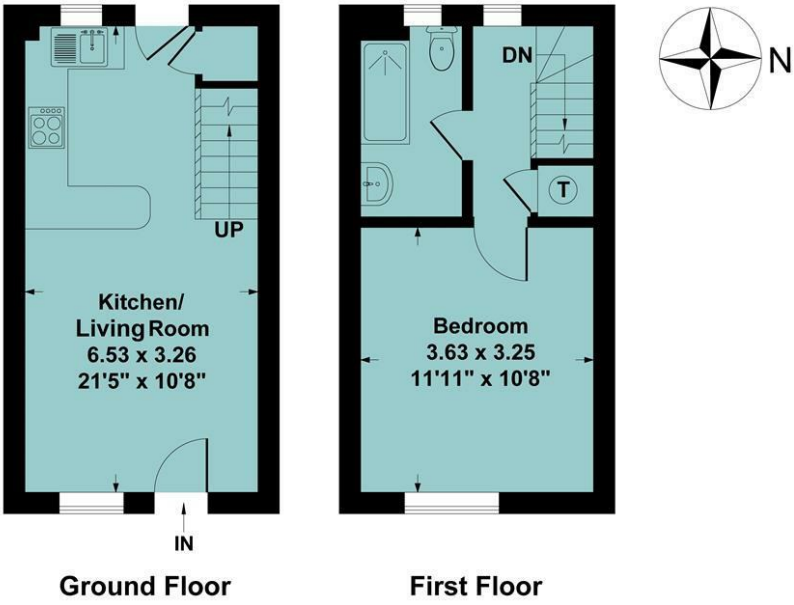


Agents Note

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

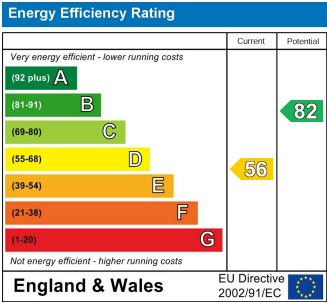
Anker and Partners earn supplementary income from various sources relating to the provision, referral and introduction of services and products to our clients and customers. This may be in the form of a fixed fee or a percentage of a premium, fee or invoice. This is not done in all cases and use of these 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 = 21.28 sq m / 229 sq ft
First Floor Approx Area = 21.28 sq m / 229 sq ft
Total Area = 42.56 sq m / 458 sq ft

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

www.focuspointhomes.co.uk



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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.



14 Earlstoke Close
Banbury



14 Earlstoke Close, Banbury, Oxfordshire,
OX16 3WL

Approximate distances
Banbury town centre 1 mile
Banbury train station 0.5 miles
Oxford 24 miles
Stratford upon Avon 19 miles
Leamington Spa 18 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 ONE BEDROOM END TERRACE HOUSE
CONVENIENTLY LOCATED FOR RAILWAY STATION,
M40, PLACES OF WORK AND AN EXCELLENT RANGE OF
LOCAL AMENITIES.

Open plan living/kitchen/dining space, large
double bedroom, refitted shower room, garden to
rear, two allocated parking spaces, no upward
chain. Energy rating D.

£195,000 FREEHOLD



Directions

From Banbury town centre proceed in an easterly direction via Bridge Street into Middleton Road. Continue until reaching the Tesco Express convenience store on the left and turn left at the traffic lights into Daventry Road. Continue to the mini roundabout and bear left into Manor Road. Continue to the next mini roundabout and bear right into Grimsbury Green. Follow the road until Earlstoke Close will be found on the left. Continue as the road bears round to the right and the property will be found set back on the righthand 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 modern brick built end terrace house which has only had one previous owner since its construction in the early 1990s.
- * The well presented accommodation is ideal for modern living with an open plan living kitchen/dining area on the ground floor.
- * On the first floor there is a large double bedroom with window to front.
- * The bathroom has been refitted as a shower room with a white suite comprising of a fully tiled walk in shower, wash hand basin and WC, window and heated towel rail.
- * Unlike many one bedroom houses the property has an enclosed rear garden which is approached either from the kitchen or the gated side access externally.
- * There are two allocated off road parking spaces.

* Located on the eastern outskirts of town, the property is conveniently located within walking distance of the railway station, within easy access of junction 11 of the M40 motorway and close to a very good range of local amenities in Burlington Place and along the Middleton Road.

Services

All main services are connected with the exception of gas. Heating is by way of modern electric heaters.

Local Authority

Cherwell District Council. Council tax band A.

Energy rating: D

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

Viewing

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