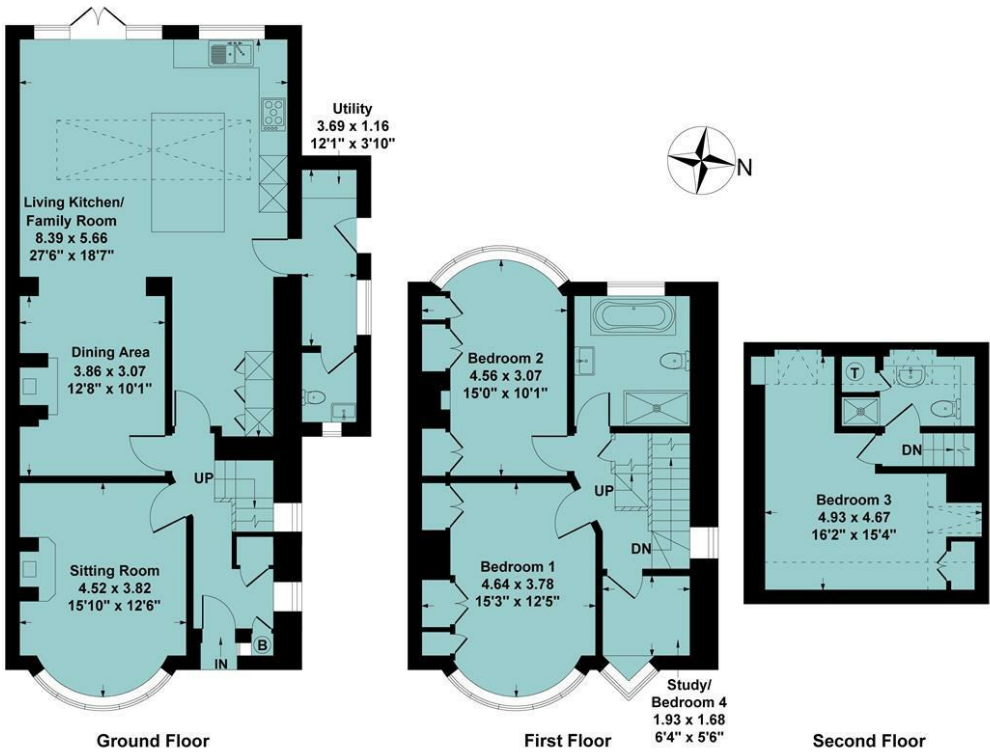


Agents Note

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

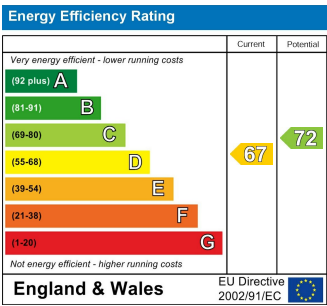
Anker and Partners earn supplementary income from various sources relating to the provision, referral and introduction of services and products to our clients and customers. This may be in the form of a fixed fee or a percentage of a premium, fee or invoice. This is not done in all cases and use of these 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 = 80.94 sq m / 871 sq ft
First Floor Approx Area = 46.45 sq m / 500 sq ft
Second Floor Approx Area = 22.42 sq m / 241 sq ft
Total Area = 149.81 sq m / 1612 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.



90 Oxford Road
Banbury



90 Oxford Road, Banbury, Oxfordshire,
OX16 9AN

Approximate distances
Banbury town centre 0.3 miles
Banbury railway station 1 mile
Horton Hospital 300m
Junction 11 (M40 motorway) 2 miles
Oxford 22 miles
Chipping Norton 13 miles
Bicester 13 miles
Leamington Spa 20 miles
Stratford upon Avon 19 miles

A WELL PRESENTED GREATLY EXTENDED BOW FRONTED 1930'S SEMI DETACHED HOUSE IDEAL FOR MODERN LIVING AND COMPLIMENTED BY A LARGE SOUTHWEST FACING REAR GARDEN

Porch, hall, sitting room, family/dining or office space, superb open plan living kitchen/dining room, utility/side lobby, ground floor WC, two first floor double bedrooms, study/nursery, large four piece family bathroom, second floor double bedroom and shower room, gas ch via rads, picture rails, fireplaces, exposed floorboards, window shutters, generous driveway parking, approx. 200ft south west facing rear garden. Energy rating D.

£565,000 FREEHOLD



Directions

From Banbury town centre proceed via South Bar into Oxford Road (A4260). The property will be found as the road levels 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 wonderful opportunity to acquire one of these traditional brick built 1930's bow fronted semi detached non-estate houses within walking distance of the town centre, railway station and hospital.

* Well presented and extended to provide family sized accommodation and a layout that works for modern living.

* Complimented by approximately 160 feet of south west facing rear garden.

* Sitting room with lovely bow window to front with fitted shutters, brushed stone fireplace with wood burning stove, exposed wood floor.

* Superb open plan living kitchen/dining room fitted with a range of light grey shaker style grained units with marble work surfaces and integral drainer, huge matching island/breakfast bar, extensive units, side by side double built-in ovens, integrated dishwasher, larger fridge and freezer, Scandi style vertical radiators, feature atrium with remote control windows, French doors with side panels opening to the patio and rear garden.

* Side lobby/utility with door to the side, plumbing for washing machine and space for tumble dryer, solid wooden shelving, door to ground floor cloakroom with a modern white suite, half tiled walls, heated towel rail/retro radiator, window.

* First floor landing with stairs to the second floor, two windows to the side providing light to the landing and stairwell, picture rails.

* Two double bedrooms with bow windows and built-in wardrobes and picture rails, one of which has an original fireplace and views over the garden.

* Study/nursery bedroom four with oriel window window to front and fitted desk.

* Large well appointed family bathroom fitted with a suite comprising a deep double ended bath, separate walk-in double shower with fully tiled surround, very large wash hand basin and WC, fully tiled travertine walls, heated towel rail, window.

* Large second floor double bedroom with velux windows, undereaves storage and hatch to roof void, adjacent shower room with a white suite and velux window.

* To the front a five bar gate opens to a shingled driveway providing off road parking space for several vehicles with flower and shrub bed alongside. Double gates at the side open to a wide access which leads to the rear garden where there is a paved patio, large lawn with borders, trees and a variety of shrubs and flowering plants, deck and shed.

Services

All mains services are connected with the exception of gas. The wall mounted Worcester gas fired boiler is located in a storage cupboard in the hall.

Local Authority

Cherwell District Council. Council tax band E.

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.