



30 Nickling Road

Banbury

A THREE BEDROOM STONE TOWNHOUSE WITH CAR PORT AND GARAGE LOCATED NEAR LOCAL AMENITIES AND SCHOOLS

Entrance hall, open plan kitchen/diner, downstairs WC, lounge, three bedrooms, ensuite, family bathroom, rear garden, car port, single garage. Energy rating B.

£380,000 FREEHOLD



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:

- * Stone townhouse.
- * Open plan kitchen/diner.
- * Walking distance of local amenities.
- * Close to schools.
- * Entrance hall with stairs to first floor and access to understairs cupboard.
- * Open plan kitchen/dining room. The kitchen comprises a range of wall and base mounted units with integrated oven,

- microwave and gas hob. Space and plumbing for fridge freezer, dishwasher and washing machine. The dining area has ample space for table and chairs ideal for entertaining with window and patio door opening to the rear garden.
- * Downstairs WC comprising WC, wash hand basin and extractor fan.
- * First floor landing with stairs to the second floor and access to airing cupboard.
- * Spacious dual aspect lounge.
- * Spacious double bedroom with window to front and access to a dressing area which could also be utilised as an office space ideal for home workers.
- * Further double bedroom with window overlooking the rear garden.
- * Family bathroom fitted with a suite comprising walk-in shower, WC, wash hand basin, window, heated towel rail and extractor fan.
- * On the top floor is the master suite which has a window to the front and a skylight allowing in lots of natural light, bespoke built-in wardrobes and access to ensuite comprising WC, wash hand basin, bath with shower over, skylight.

- * The rear garden has an enclosed decking area ideal for table and chairs with the remainder being laid to lawn, open access to the single garage which has light and power.
- * Car port which offers further parking with gate giving access into the rear garden.

Services

All mains services are connected. There is an annual estate charge of £200 pr annum.

Local Authority

Cherwell District Council. Council tax band E.

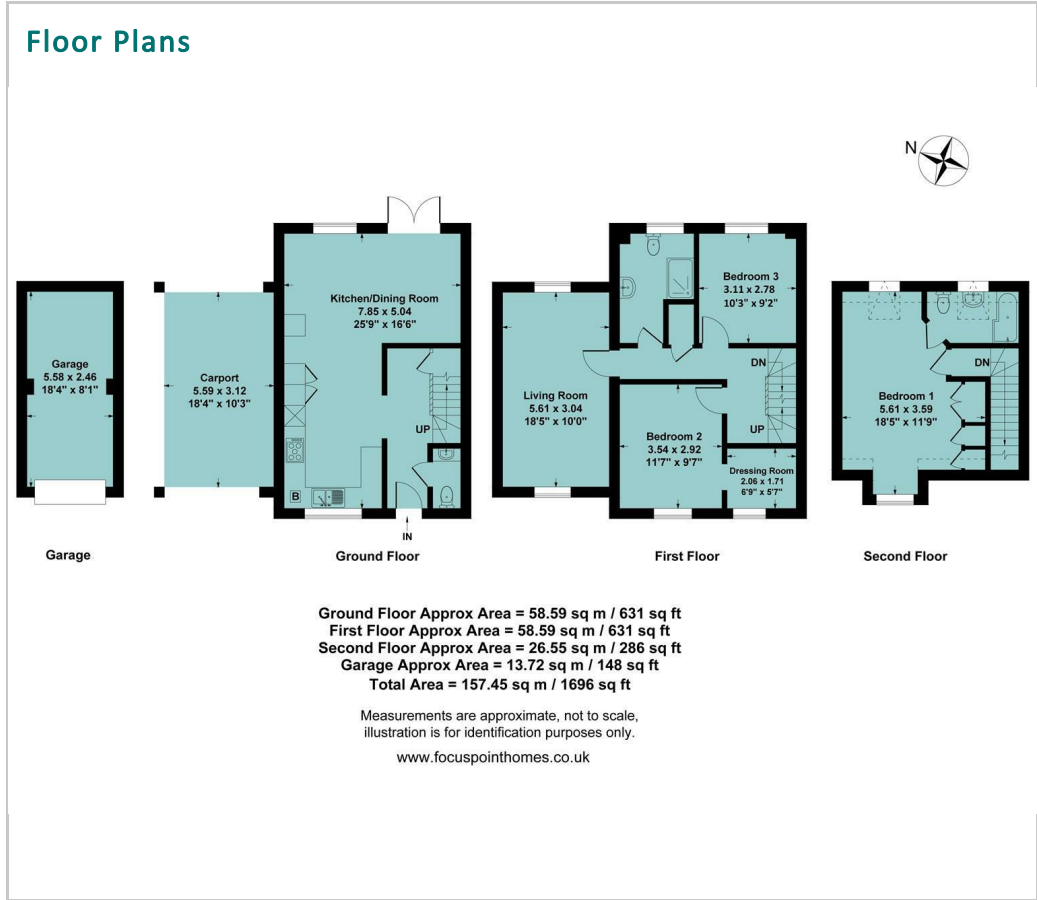
Viewing

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

Energy rating: B

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

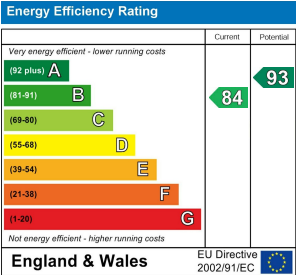
Floor Plans



Area Map



Energy Efficiency Graph



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