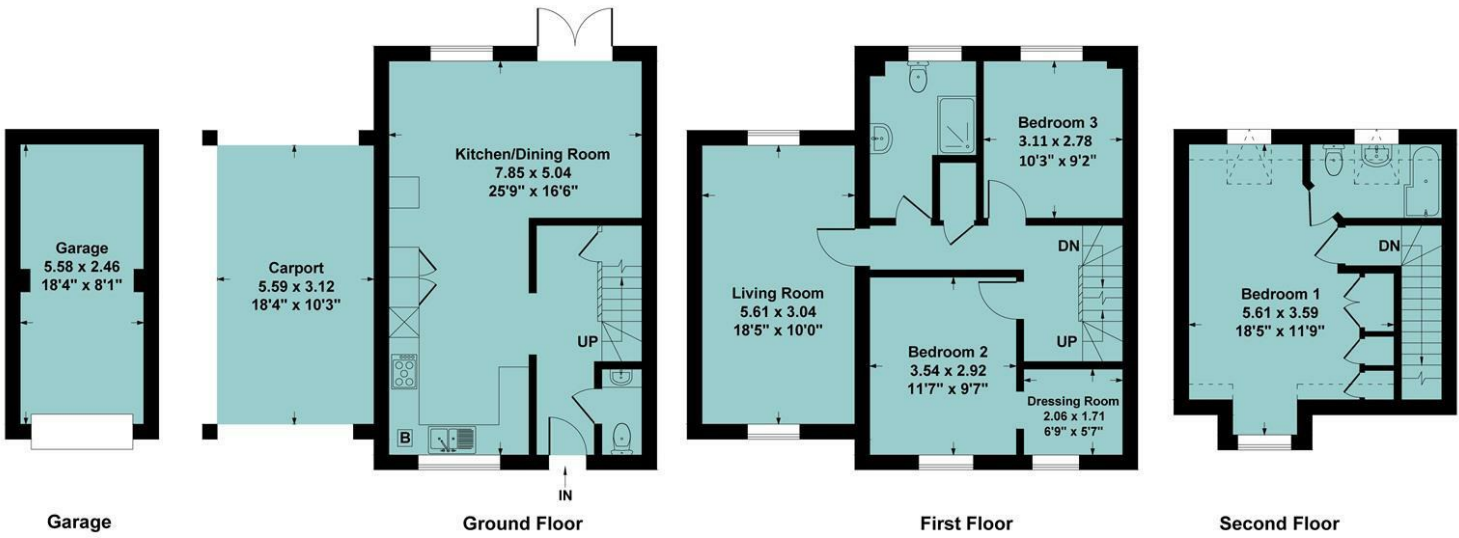


Agents Note

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

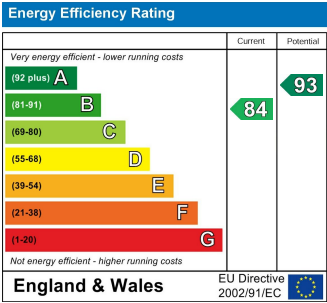
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Ground Floor Approx Area = 58.59 sq m / 631 sq ft
First Floor Approx Area = 58.59 sq m / 631 sq ft
Second Floor Approx Area = 26.55 sq m / 286 sq ft
Garage Approx Area = 13.72 sq m / 148 sq ft
Total Area = 157.45 sq m / 1696 sq ft

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

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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.



30 Nickling Road
Banbury



30 Nickling Road, Banbury, Oxfordshire,
OX16 1AR

Approximate distances
Banbury town centre 2.5 miles
Junction 11 (M40 motorway) 3 miles
Oxford 30 miles
Stratford upon Avon 21 miles
Leamington Spa 19 miles

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



Directions

From Banbury town centre proceed in a northwesterly direction along the Warwick Road (B4100). Travel towards the outskirts of the town past the turning for Stratford upon Avon and continue at the next roundabout along the Warwick Road and at the next roundabout take the second turning and then take the second turning again on the right hand side into Nickling Road. The subject property will then be found on the right hand side by following the numbering system.

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.