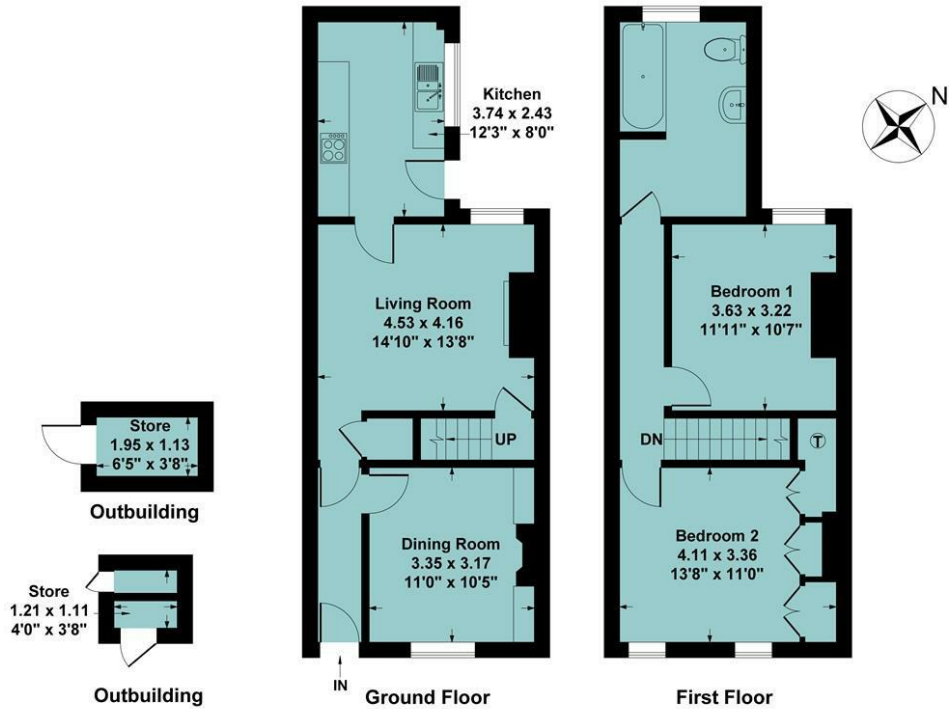
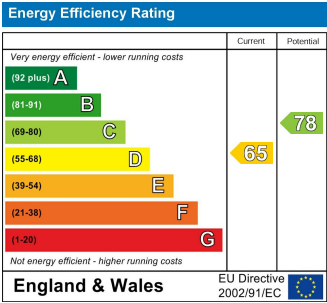


Agents Note

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 = 42.85 sq m / 461 sq ft
First Floor Approx Area = 42.85 sq m / 461 sq ft
Outbuilding Approx Area = 3.54 sq m / 38 sq ft
Total Area = 89.24 sq m / 960 sq ft

Measurements are approximate, not to scale,
illustration is for identification purposes only.
www.focuspointhomes.co.uk

01295 271414 ankerandpartners.co.uk post@ankerandpartners.co.uk
31-32 High Street, Banbury, Oxfordshire OX16 5ER

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.



25 Merton Street
Banbury



25 Merton Street, Banbury, Oxfordshire,
OX16 4RX

Approximate distances
Banbury town centre 0.75 miles
Banbury railway station 0.2 miles
Junction 11 (M40 motorway) 1.6 miles
Oxford 23 miles
Stratford upon Avon 20 miles
Leamington Spa 18 miles
Banbury to London Marylebone by rail approx. 55 mins
Banbury to Birmingham by rail approx, 50 mins
Banbury to Oxford by rail approx. 17 mins

A VERY WELL PRESENTED MID TERRACED VICTORIAN TOWNHOUSE CONVENIENTLY LOCATED WITHIN EASY WALKING DISTANCE OF THE RAILWAY STATION, TOWN CENTRE AND AN EXCELLENT RANGE OF LOCAL AMENITIES

Hall, sitting room, dining room, kitchen, two double bedrooms, large bathroom, gas ch via rads, uPVC double glazing, attractive courtyard garden. Energy rating D.

£230,000 FREEHOLD



Directions

From Banbury town centre proceed in an easterly direction via Bridge Street into the Middleton Road. After the railway bridge turn right at the traffic lights into Merton Street. The property can be found after approximately 200m on the left hand side and can be recognised by our "For Sale" board.

Situation

BANBURY is conveniently located only 1.6 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 very well presented mid terraced Victorian townhouse.
- * The accommodation which is arranged over two floors is complemented by picture rails, exposed wood floors, fireplaces and high ceilings.
- * Gas central heating via radiators and uPVC double glazing.
- * Hall with wood floor and picture rails.
- * Dining room with Victorian open grate fireplace, window to front, wood floor and picture rails.

* Sitting room with fireplace (currently boarded up), window to rear, laminate wood effect floor, stairs to first floor with door to cupboard under. (Please note the fireplace opening is there but there is no solid fuel appliance - the chimney stack and flue are intact but the flue will need relining).

* Wider than average kitchen to the rear which is well lit and fitted with a range of base and eye level units complemented by wood effect work surfaces. picture rails, electric cooker point, plumbing for washing machine and door to the rear garden.

* Hatch to insulated and boarded loft space with fitted ladder, light connected and gas fired boiler.

* Spacious main double bedroom with two windows to front and extensive built-in wardrobes, laminate wood effect floor.

* Second large double bedroom with window to rear and laminate wood effect floor.

* Very large bathroom fitted with a peppermint coloured suite and there is ample space for a separate double shower cubicle if required, laminate wood effect floor, window.

* Externally the paved courtyard garden lies to the rear with well tended shrubs surrounding, sheds providing storage for garden implements, bicycles and bins, a gate opens to the pedestrian rear access.

Services

All mains services are connected. The gas fired boiler is located in the loft.

Local Authority

Cherwell District Council. Council tax band B.

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.

