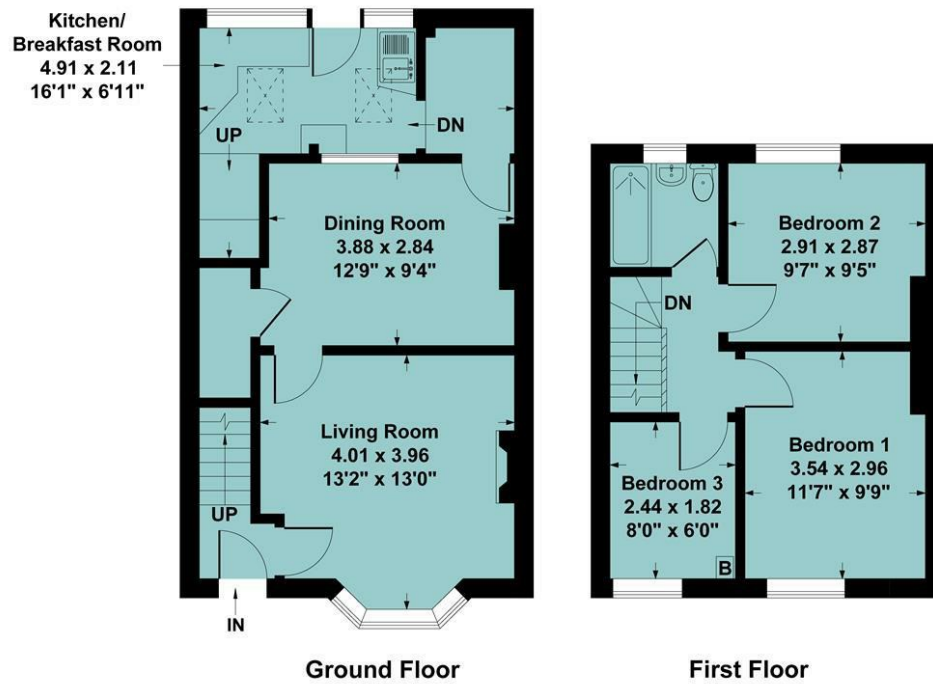


Agents Note

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 = 31.77 sq m / 342 sq ft
Total Area = 74.62 sq m / 803 sq ft

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

www.focuspointhomes.co.uk

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C		70	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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 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.



26 Ruscote Avenue
 Banbury



26 Ruscote Avenue, Banbury, Oxfordshire, OX16 2NN

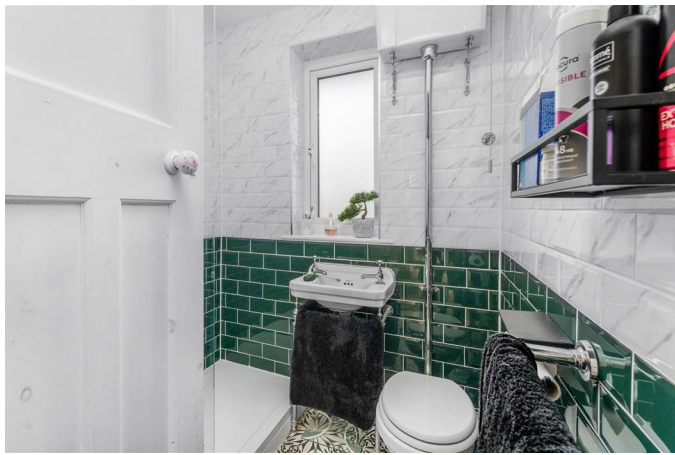
Approximate distances

Banbury town centre 1 mile
Banbury train station 1.25 miles
Junction 11 (M40 motorway) 1.5 miles
Stratford upon Avon 19 miles
Oxford 25 miles
Banbury to London Marylebone 55 mins by rail approx.
Banbury to Oxford 17 mins by rail approx.
Banbury to Birmingham 50 mins by rail approx

AN EXTENDED THREE BEDROOM TERRACED PROPERTY WHICH HAS BEEN PARTLY RENOVATED BY THE CURRENT OWNER WITH SCOPE FOR MODERNISATION AND IS CONVENIENTLY LOCATED CLOSE TO LOCAL SHOPS, SCHOOLS AND AMENITIES

Entrance hall, lounge, dining area, kitchen, utility space, three bedrooms, bathroom, front and rear gardens. Energy rating C.

£220,000 FREEHOLD



Directions

From Banbury town centre proceed in a northwesterly direction along the Warwick Road (B4100). Continue to the second of two mini roundabouts and turn right opposite the arcade of shops into Ruscote Avenue. The property will be found after the turning for Sinclair Avenue on the left hand side.

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:

- * Entrance hall with door to the lounge and stairs to first floor.
- * Lounge with stained glass bay window to front and open fireplace with ornamental surround, solid wood floors, door through to the dining room.
- * Dining room with understairs storage, further window and door to the kitchen, ample space for dining room furniture.
- * The kitchen is an extension at the back of the property which would require some modernisation. There is a small utility space immediately upon stepping into the kitchen and steps lead down to the further part of the kitchen which has fitted units, space for all free standing appliances, two velux windows, door and windows overlooking the rear garden.
- * Bedroom one is a double at the front with window to front.

- * Bedroom two is a double with window to rear.
- * Bedroom three is a single with window to front and wall mounted gas fired combination boiler.
- * The bathroom has recently been re-fitted to include a walk-in double shower cubicle, WC and sink, tiled walls and floor, tiled walls and floor, heated towel rail, window to rear.
- * The rear garden is mostly laid to lawn with a patio area immediately outside the rear door. There is a right of way over the garden for number 28 Ruscote Avenue which leads via side access to the front. New fences have been recently fitted in the garden.
- * The front garden is paved with a gate and a low brick wall.

Services

All mains services are connected. The boiler is located in bedroom three.

Local Authority

Cherwell District Council. Council tax band B.

Viewing

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

Energy rating: C

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