

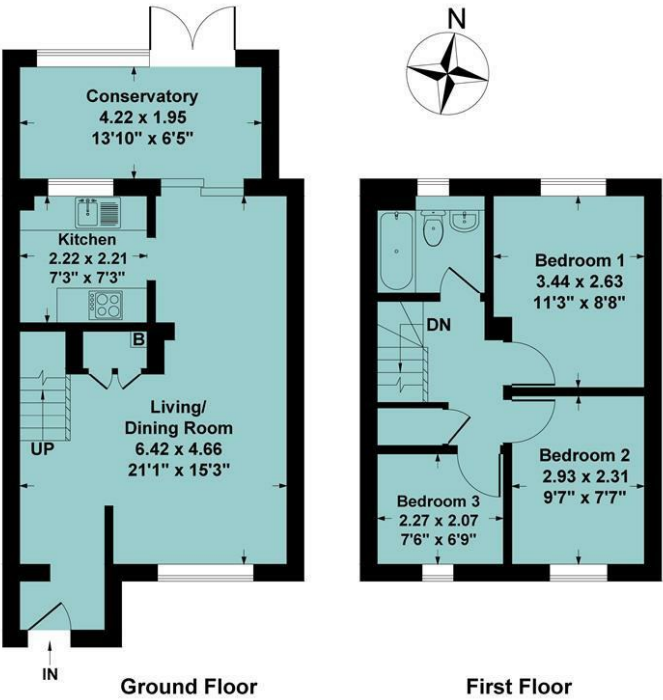
Agents Note

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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	



Ground Floor Approx Area = 41.08 sq m / 442 sq ft
First Floor Approx Area = 29.88 sq m / 322 sq ft
Total Area = 70.96 sq m / 764 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.



124 West Street
Banbury



124 West Street, Banbury, Oxfordshire,
OX16 3TX

Approximate distances
Banbury town centre 0.75 miles
Banbury railway station 0.5 miles
Junction 11 (M40 motorway) 0.8 miles
Oxford 23 miles
Stratford upon Avon 20 miles
Leamington Spa 18 miles
Banbury to London Marylebone by rail approx 55 mins
Banbury to Oxford by rail approx. 17 mins
Banbury to Birmingham by rail approx. 55 mins

**A THREE BEDROOM MID TERRACED HOUSE
POSITIONED IN A CUL-DE-SAC WITHIN WALKING
DISTANCE OF THE TOWN CENTRE AND LOCAL
AMENITIES OFFERED WITH NO ONWARD CHAIN**

**Entrance porch, living/dining room, kitchen,
conservatory, three bedrooms, bathroom,
driveway, further parking, rear garden. Energy
rating C.**

£265,000 FREEHOLD



Directions

From Banbury proceed in an easterly direction via Bridge Street along the Middleton Road. After approximately a ¼ of a mile turn left at the mini roundabout into West Street. Continue to the end of the road and bear right into the cul de sac. The property will be found 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:

- * Offered with no onward chain.
- * Ideal for first time buyers.
- * Located in a quiet cul-de-sac.
- * Entrance porch opening to the living/dining room.
- * Living/dining room with window to front, access to storage cupboard and ample space for table and chairs.
- * Kitchen comprising wall and base mounted units with integrated oven and has hob, space and plumbing for washing machine and fridge freezer.
- * Conservatory overlooking the rear garden.
- * First floor landing with access to attic and storage cupboard.
- * Bedroom one is a double with space for wardrobes.

- * Bedroom two is also a double.
- * Third single bedroom.
- * Bathroom fitted with a suite comprising bath with shower over, WC, wash hand basin, window and heated towel rail.
- * The rear garden has a patio area ideal for table and chairs with the remainder being laid to lawn and access to storage shed. The subject property has a right of way through number 122 West Street.
- * Driveway parking to the front of the property. There is also a further parking area at the end of the street where there is two allocated spaces.

Services

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

Local Authority

Cherwell District Council. Council tax band B.

Energy rating: C

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

Viewing

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