

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.

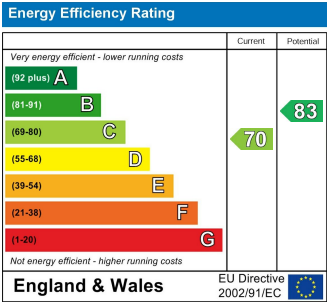
Referral fees

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 = 55.24 sq m / 595 sq ft
First Floor Approx Area = 41.55 sq m / 447 sq ft
Total Area = 96.79 sq m / 1042 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.



26 Cherry Road
Banbury



26 Cherry Road, Banbury, Oxfordshire,
OX16 0RN

Approximate distances
Banbury town centre 1 mile
Junction 11 (M40 motorway) 1.5 miles
Oxford 20 miles
Stratford upon Avon 19 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

OFFERED TO THE MARKET CHAIN FREE IS THIS SPACIOUS THREE BEDROOM SEMI DETACHED HOUSE LOCATED IN A QUIET CUL-DE-SAC BENEFITTING FROM A GENEROUS REAR GARDEN, A DOWNSTAIRS WC AND DRIVEWAY PARKING

Entrance hall, lounge, kitchen diner, downstairs WC and store, three bedrooms, family bathroom, rear garden, driveway. Energy rating C.

£300,000 FREEHOLD



Directions

From Banbury town centre proceed in a westerly direction along the Warwick Road (A422). Continue over the double roundabout and pass the speed camera. Take the next left hand turning into Ferndale Road. At the end of the road turn left onto the Fairway and then take the next right into Cherry Road. At the T-junction the property will be found directly in front of you on the right hand side of the alley way and can be recognised by our "For Sale" board.

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 window to side, doors to kitchen and lounge, understairs storage, stairs to first floor.
- * Kitchen accessed off the hallway fitted with a range of base and eye level units, inset sink, integrated oven and four ring electric hob with extractor over, integrated dishwasher, corner cupboard housing the wall mounted gas fired boiler, window to side and door leading through to the rear entrance hall with the back door, utility and downstairs WC accessed from here.
- * Lounge/diner accessed off the hallway is dual aspect with a bay window to the front, open fireplace with an oak mantle, window to rear, serving hatch to kitchen.
- * Landing with doors to all rooms, hatch to loft and window to front.
- * Bedroom one is a double with window to rear and fireplace with tiled surround.

- * Bedroom two is a double with window to rear, built-in wardrobes and a cupboard housing the hot water tank.
- * Bedroom three is a large single/small double with window to front.
- * Family bathroom fitted with a suite comprising panelled bath with shower over, WC and wash hand basin, heated towel rail, part tiled walls and window to front.
- * The rear garden is on two tiers, mostly laid to lawn with a patio and small area of artificial turf outside the back door. Door to external storage, steps up to a large lawned area with a path along the middle and a border of mature shrubs and trees. To the rear of the garden there is a shed and an aviary/chicken coop.
- * To the front there is a small lawned area, a border of hedges, off road parking on the driveway for at least one car and an EV charging point.

Services

All mains services are connected. The boiler is located in the kitchen.

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.