

## 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 = 33.76 sq m / 363 sq ft

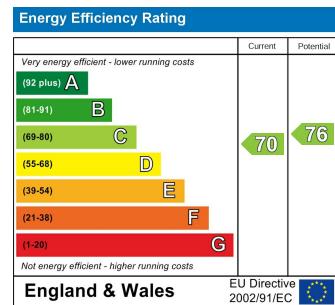
First Floor Approx Area = 33.76 sq m / 363 sq ft

Garage Approx Area = 13.64 sq m / 147 sq ft

Total Area = 81.16 sq m / 873 sq ft

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

[www.focuspointhomes.co.uk](http://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.



11 Brunswick Place  
Banbury

 Anker

# 11 Brunswick Place, Banbury, Oxfordshire, OX16 3RL

## Approximate distances

Banbury town centre 0.25 miles  
Banbury railway station 0.2 miles  
Junction 11 (M40 motorway) 1.2 miles  
Oxford 23 miles  
Stratford upon Avon 20 miles  
Leamington Spa 19 miles  
Banbury to London Marylebone by rail 55 mins  
Banbury to Birmingham by rail approx. 50 mins  
Banbury to Oxford by rail approx. 19 mins

**OFFERED TO THE MARKET CHAIN FREE IS THIS THREE BEDROOM LINK DETACHED PROPERTY LOCATED A SHORT DISTANCE FROM THE TRAIN STATION AND LOCAL PARK, AND BENEFITTING FROM A PRIVATE ENCLOSED REAR GARDEN PLUS A GARAGE AND OFF ROAD PARKING**

**Entrance hall, cloakroom, sitting room, kitchen/diner, three bedrooms, bathroom, garage and driveway, garden. Energy rating C.**

**£325,000 FREEHOLD**



## Directions

From Banbury town centre proceed in an easterly direction via Bridge Street into the Middleton Road. After a short distance take the first turning on the left at the traffic lights into Waterloo Drive and follow the road until Brunswick Place is found as a turning on the right. Continue into Brunswick Place and the property will be found set back from the road on the left hand side immediately after passing through the chicanes.

## 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 stairs to first floor, door to sitting room and door to cloakroom.
- \* Cloakroom with WC, wash hand basin and window to front.
- \* Sitting room with window to front having fitted shutter blinds and double doors leading to the kitchen diner.
- \* Kitchen diner accessed from the sitting room fitted with a range of base and eye level units, integrated oven with gas hob and extractor over, inset sink, space for a slimline dishwasher, space for fridge, space and plumbing for washing machine, window to rear, tiled splashbacks, ample space for table and chairs, wall mounted gas fired boiler.
- \* First floor landing with window to side and hatch to loft which has a fitted ladder.
- \* Bedroom one is a double with window to front and built-in wardrobes.
- \* Bedroom two is a double with window to rear.
- \* Bedroom three is a single with window to front and a built-in storage cupboard.
- \* Bathroom fitted with a white suite comprising bath with shower over, WC and wash hand basin, wall mounted mirrored storage cabinet, window to rear.

\* The rear garden is mostly laid to lawn with a small patio area immediately outside the back door and a gravelled pathway leads to a decked area in the rear of the garden. There is a border of trees and shrubs and a personal door to the rear of the garage. The garage is fitted with an up and over door with storage above in the eaves. The back part of the garage is a separate room which has previously been used as a study and has a window to rear.

\* Driveway for 1-2 cars.

## Services

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

## Local Authority

Cherwell District Council. Council tax band D.

## 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.

## Anti Money Laundering Regulations

In accordance with current legal requirements, all prospective purchasers are required to undergo an Anti-Money Laundering (AML) check. An administration fee of £30 plus VAT per applicant will apply. This fee is payable after an offer has been accepted and must be settled before a memorandum of sale can be issued.

