

**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**

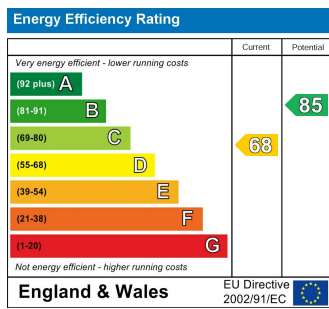
Anker and Partners earn supplementary income from various sources relating to the provision, referral and introduction of services and products to our clients and customers. This may be in the form of a fixed fee or a percentage of a premium, fee or invoice. This is not done in all cases and use of these 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.

Garage  
Approx. Floor Area 171 Sq.Ft.  
(15.90 Sq.M.)

Ground Floor  
Approx. Floor Area 624 Sq.Ft.  
(58.0 Sq.M.)



Total Approx. Floor Area 795 Sq.Ft. (73.90 Sq.M.)  
All items illustrated on this plan are included in the "Total Approx Floor Area"



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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.



1 Willow Road  
Banbury



# 1 Willow Road, Banbury, Oxfordshire, OX16 9EY

Approximate distances  
Banbury town centre 1.8 miles  
Horton Hospital 0.75 miles  
Sainsbury's supermarket 0.5 miles  
Bannatyne's Fitness & Health centre 0.75 miles  
Banbury railway station (rear access) 1.5 miles  
Oxford 23 miles  
Stratford upon Avon 22 miles  
Bicester 14 miles  
Chipping Norton 13 miles  
Leamington Spa 22 miles

**Deposit £1384**  
**One week's rent of £276 is payable on application and forms holding deposit**



## Directions

From Banbury proceed in a southerly direction toward Oxford (A4260). On the outskirts of the town turn left before the flyover where signposted to Bodicote and Cherwell Heights. At the roundabout turn right towards Bodicote and at the next mini roundabout turn right into Sycamore Drive. Willow Road will be found after a short distance on the right and the property will be found as the first on the left.

