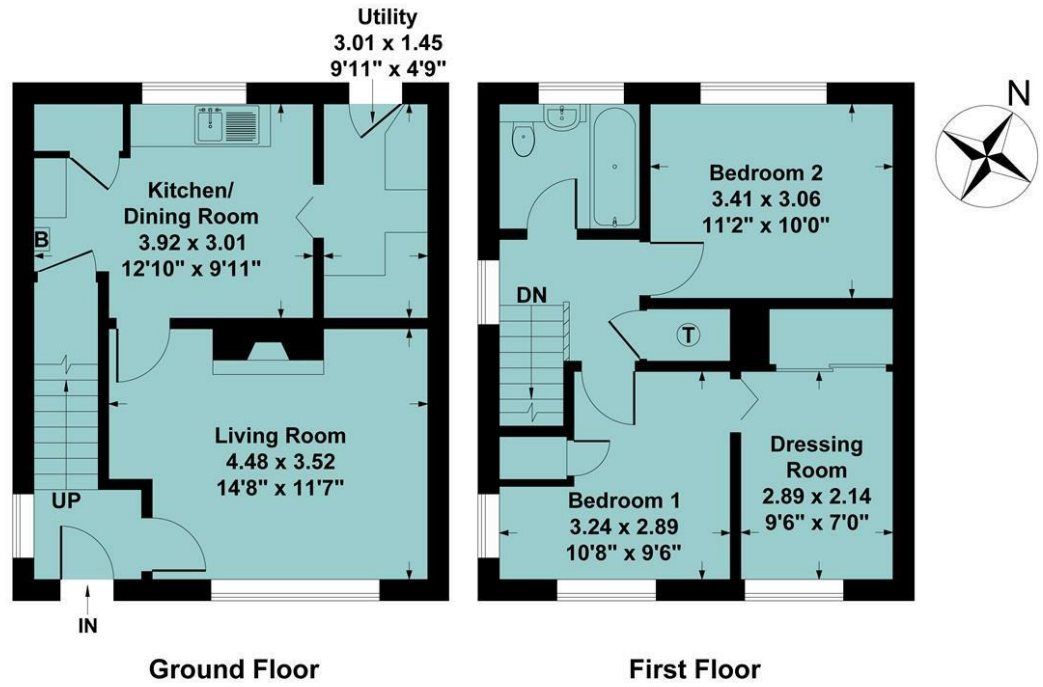


**Agents Note**

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

First Floor

Ground Floor Approx Area = 36.94 sq m / 398 sq ft  
 First Floor Approx Area = 36.94 sq m / 398 sq ft  
 Total Area = 73.88 sq m / 796 sq ft

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

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			76
(55-65) D		53	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

01295 271414 [ankerandpartners.co.uk](http://ankerandpartners.co.uk) [post@ankerandpartners.co.uk](mailto:post@ankerandpartners.co.uk)  
 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.



7 Hastings Road  
 Banbury



# 7 Hastings Road, Banbury, Oxfordshire, OX16 0SE

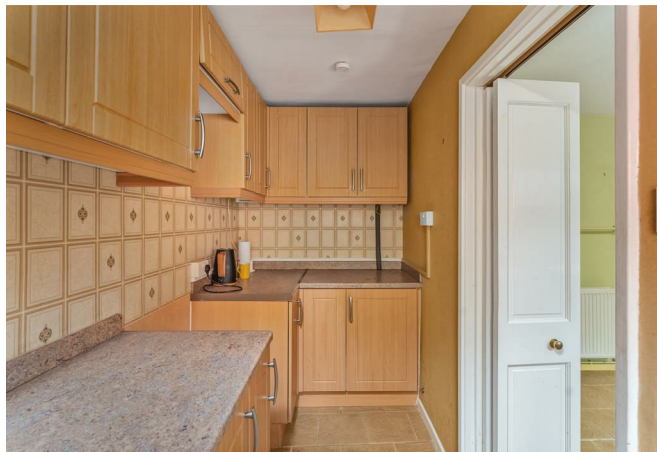
## Approximate distances

Banbury town centre 1.2 miles  
Banbury railway station 2.1 miles  
M40 (Junction 11) 2.4 miles  
Oxford 27 miles  
Stratford upon Avon 19 miles  
Leamington Spa 18 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

## A TWO BEDROOM SEMI DETACHED HOME IN NEED OF SOME MODERNISATION IDEAL FOR FIRST TIME BUYERS

Entrance hall, living room, kitchen, utility room, two bedrooms, dressing room, bathroom, front and rear gardens, on street parking. Energy rating E.

£220,000 FREEHOLD



## Directions

From Banbury town centre proceed in a westerly direction along the Warwick Road (B4100). Continue over the double roundabout and past the speed camera and then take the next left hand turning into Ferndale Road. At the end of the road turn right into The Fairway and follow as the road bears round to the left into Withycombe Drive. Turn right into Hastings Road and the property will be found after a short distance on the right hand side. A "For Sale" board has been erected for ease of identification.

## 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.

\* Requires some updating.

\* Front and rear gardens.

\* Close to schools.

\* No upward chain.

\* Entrance hall with window to side, stairs to first floor, door to living room.

\* Living room with window to front, electric fireplace and door to kitchen.

\* Kitchen with wall and base mounted units, space and plumbing for washing machine, space for cooker, access to storage cupboard, understairs cupboard, window overlooking the rear garden, space for a small table

\* Utility room with wall and base mounted units, door to rear garden.

\* First floor landing with window to side and access to airing cupboard.

\* The master bedroom is a double with window overlooking the rear garden.

\* The second bedroom used to be a large double, the previous owners put up a wall to create a dressing room with built-in wardrobe.

\* Bathroom comprising bath with shower over, WC, wash hand basin and window.

\* The rear garden has a small patio area with steps up to the main garden which has a further patio area, a range of shrubs, access to two sheds and gated side access to the front.

\* The front garden also has a range of shrubs with path to the side leading to the front door.

## Services

All mains services are connected. The gas fired boiler is located on the wall 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: E

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.