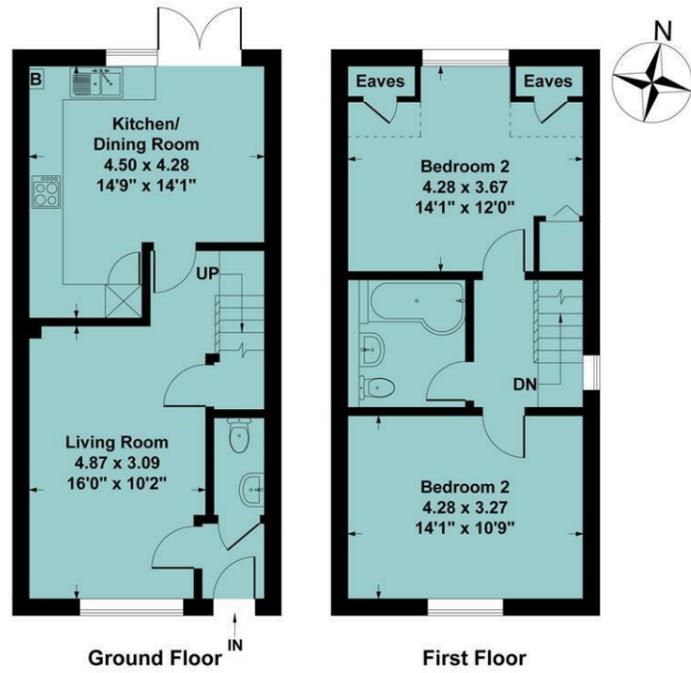


Agents Note

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 = 39.98 sq m / 430 sq ft
First Floor Approx Area = 39.98 sq m / 430 sq ft
Total Area = 79.96 sq m / 860 sq ft

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

www.focuspointhomes.co.uk

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		79	89
(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	

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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.



43 Hastings Road
Banbury



43 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

OFFERED TO THE MARKET CHAIN FREE IS THIS MODERN TWO DOUBLE BEDROOM END OF TERRACE HOUSE LOCATED CLOSE TO LOCAL SCHOOLS PARKS AND AMENITIES BENEFITTING FROM FITTED APPLIANCES AND OFF ROAD PARKING

Entrance hall, living room, kitchen/dining room, downstairs WC, two double bedrooms, family bathroom, rear garden. Energy rating C.

£240,000 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 as the first house 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:

- * Entrance hall with laminate wood effect flooring and underfloor heating, door to cloakroom and door to the living room.
- * Cloakroom with WC, wash hand basin, tiled flooring and extractor fan.
- * Living room with window to front, laminate wood effect flooring with underfloor heating, built-in understairs storage cupboard, stairs to first floor and door to kitchen.
- * Kitchen/dining room with window and door to rear, a range of base and eye level units with white gloss door and drawer fronts and wood effect worktop over, inset sink, integrated oven and four ring gas hob and extractor over, integrated slimline dishwasher, space and plumbing for washing machine, space for fridge freezer, tiled flooring with underfloor heating, wall mounted gas fired boiler, ample space for table and chairs.
- * Bedroom one with window to front.
- * Bedroom two is a double with window to rear, built-in and eaves storage.

* Family bathroom fitted with a white suite comprising a p-shaped panelled bath with shower over, WC, wash hand basin, tiled flooring and extractor fan.

* The rear garden comprises a decked area with steps up to a further level area with artificial grass and a pathway leads alongside the house to the gated side access.

* To the front there is a driveway with off road parking.

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.

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.