



46 The Camellias

Banbury

A RECENTLY MODERNISED AND GREATLY IMPROVED TWO BEDROOM END OF TERRACE HOUSE LOCATED IN A QUIET CUL-DE-SAC AND OFFERED TO THE MARKET CHAIN FREE.

Entrance hall, open plan living/kitchen/dining room, two double bedrooms, family shower room, landscaped garden, two allocated parking spaces. Energy rating C.

£245,000 FREEHOLD



Situation

BANBURY is conveniently located only two miles from Junction 11 of the M40, putting London (23 miles), Birmingham (43 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 the living room, laminate flooring.
- * Living room with opening to the dining area and kitchen, double doors leading to the garden and two windows to the side.
- * Kitchen/dining room fitted with a range of white base and eye level units with

worktop over, integrated oven and four ring electric hob, space for washing machine, tiled splashback, door to understairs storage cupboard, window to rear.

- * First floor landing with hatch to loft and doors to all rooms.
- * Bedroom one is a double with window overlooking the garden and built-in wardrobe.
- * Bedroom two is a small double with window overlooking the rear garden.
- * Shower room fitted with a walk-in double shower cubicle, WC, vanity wash hand basin, tiled flooring and window to rear.
- * Outside the garden has been landscaped and comprises a patio area, a lawned area and a pathway leads down to another lower lawned area.
- * There are two allocated parking spaces.
- All mains services are connected. The boiler is in the loft.

Cherwell District Council. Council tax band B.

Viewing

Strictly by prior arrangement with the Sole Agents Anker & Partners.

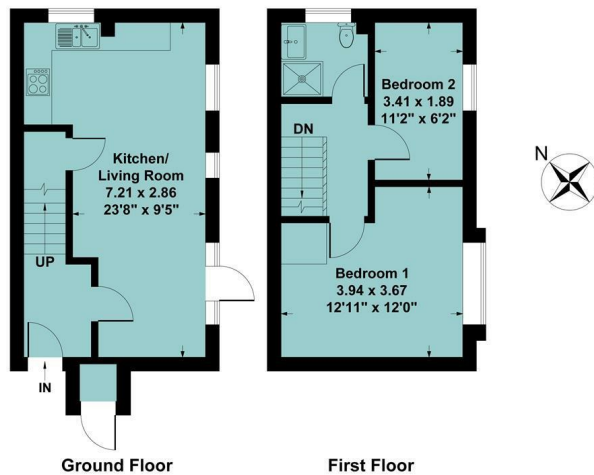
Energy rating: C

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.

Floor Plans

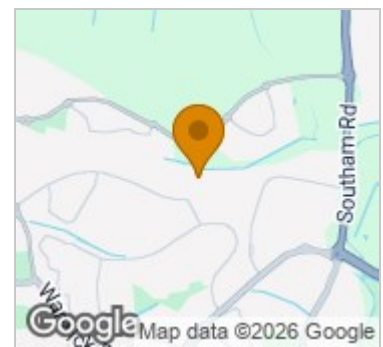


Ground Floor Approx Area = 28.95 sq m / 313 sq ft
 First Floor Approx Area = 28.19 sq m / 303 sq ft
 Total Area = 57.14 sq m / 616 sq ft

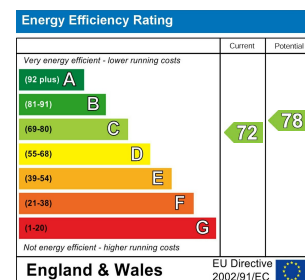
Measurements are approximate, not to scale, illustration is for identification purposes only.

www.focuspointhomes.co.uk

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.