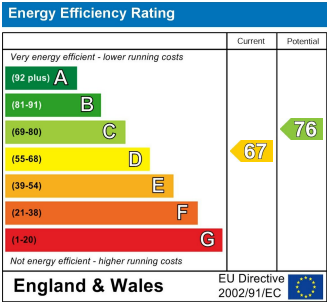
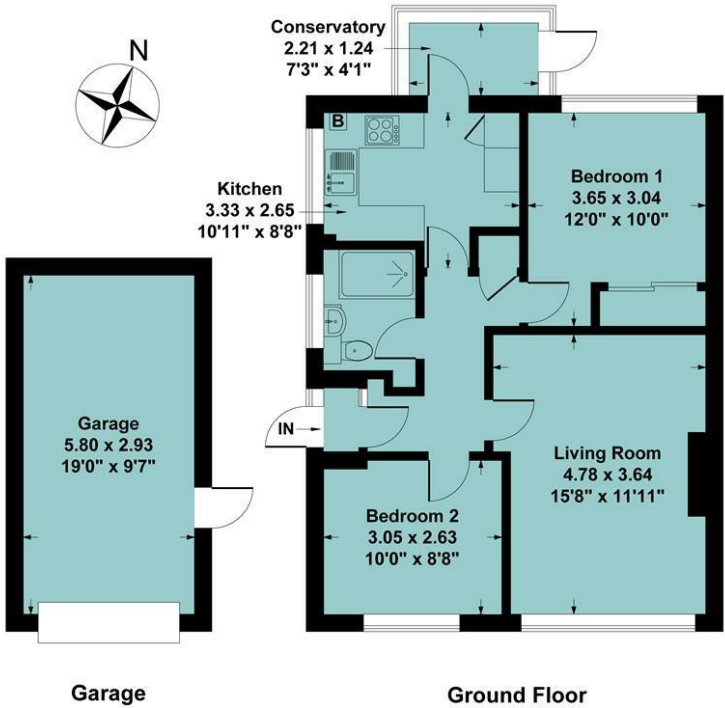


Agents Note

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 = 58.90 sq m / 634 sq ft
Garage Approx Area = 17.00 sq m / 183 sq ft
Total Area = 75.90 sq m / 817 sq ft

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

www.focuspointhomes.co.uk

01295 271414 ankerandpartners.co.uk 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.



50 Brantwood Rise
Banbury



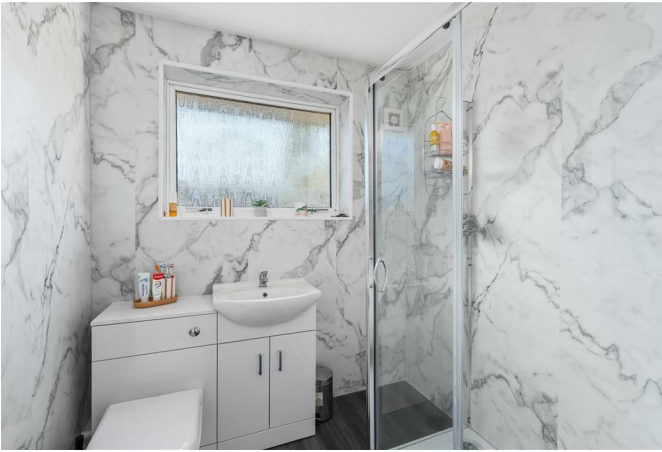
50 Brantwood Rise, Banbury, Oxfordshire,
OX16 9NH

Approximate distances
Banbury town centre 0.8 miles
Junction 11 (M40 motorway) 3 miles
Banbury railway station 1.5 miles
Oxford 25 miles
Stratford upon Avon 20 miles
Leamington Spa 19 miles
Banbury to London Marylebone by rail approx. 55 mins
Banbury to Birmingham by rail approx. 50 mins
Banbury to Oxford by rail approx. 19 mins

A SEMI DETACHED TWO BEDROOM BUNGALOW IN A DESIRABLE RESIDENTIAL AREA WHICH HAS BEEN RECENTLY REFURBISHED AND IS OFFERED WITH NO ONWARD CHAIN

Hall, sitting room, refitted kitchen, rear lobby, two double bedrooms, refitted bathroom, gas ch via rads, garage and extensive driveway parking, manageable rear garden. Energy rating D.

£335,000 FREEHOLD



Directions

From Banbury Cross proceed via West Bar into the Broughton Road. Continue to the roundabout and take the first exit into Queensway. Turn right across the carriageway and after a short distance Brantwood Rise will be found on the left. The property will be found on the right towards the end of the road and can be recognised by our "For Sale" board.

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:

- * A brick built semi detached bungalow which has been the subject of refurbishment.
- * Well presented and well balanced accommodation occupying a pleasant position within this popular area to the west of the town centre and having local amenities closer by.
- * Refurbishment has included redecoration, refitting the kitchen and bathroom and new floor coverings.
- * Sitting room with fitted electric fire and large window to front.
- * Refitted kitchen with grey gloss units complemented by wood effect work surfaces incorporating a built-in oven, hob and extractor, space for fridge, door to rear lobby and window to side.
- * Main double bedroom with fitted wardrobes.
- * Second double bedroom with window to front.
- * Refitted bathroom with a white suite including shower, wash hand basin and WC, window.

- * Vinyl wooded effect flooring and gas central heating via radiators.
- * Driveway to front providing generous off road parking space.
- * Rear garden of manageable proportion which includes a single garage.
- * No upward chain.

Services

All mains services are connected. The wall mounted gas fired boiler is located in the kitchen.

Local Authority

Cherwell District Council Council tax band C.

Viewing

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

Energy rating: D

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.