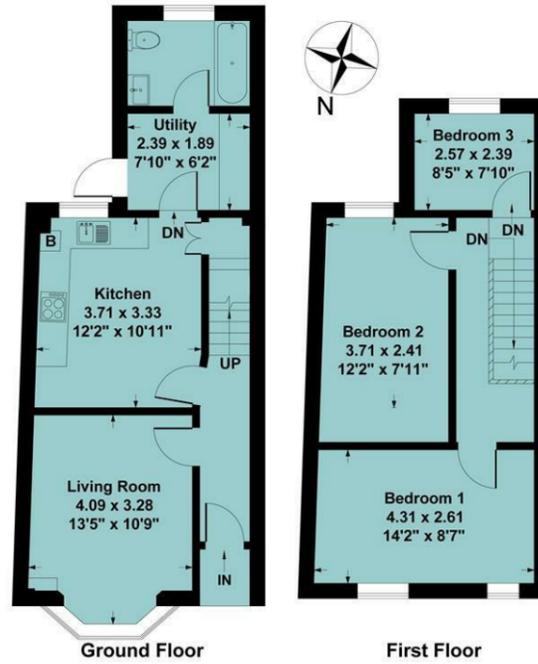


Agents Note

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 = 39.94 sq m / 430 sq ft
 First Floor Approx Area = 34.71 sq m / 374 sq ft
 Total Area = 74.65 sq m / 804 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		70	76
(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	

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.



27 Gibbs Road
 Banbury



27 Gibbs Road, Banbury, Oxfordshire, OX16 3HJ

Approximate distances

Banbury town centre 0.75 miles
Banbury railway station 0.5 miles
Junction 11 (M40 motorway) 0.8 miles
Oxford 23 miles
Stratford upon Avon 20 miles
Leamington Spa 18 miles
Banbury to London Marylebone by rail approx. 55 mins
Banbury to Oxford by rail approx. 17 mins
Banbury to Birmingham by rail approx. 55 mins

OFFERED TO THE MARKET CHAIN FREE IS THIS FULLY RENOVATED THREE BEDROOM TERRACED HOUSE LOCATED CLOSE TO LOCAL SCHOOLS, SHOPS AND AMENITIES WITH EASY ACCESS TO THE M40

Entrance hall, living room, kitchen/breakfast room, utility, bathroom, three bedrooms, landscaped rear garden, gas central heating. Energy rating C.

£260,000 FREEHOLD



Directions

From Banbury proceed in an easterly direction via Bridge Street along the Middleton Road. After approximately a 1/4 of a mile turn left at the mini roundabout into West Street. Continue to the end of the road and Gibbs Road will be found as a turning on the right hand side. Upon entering Gibbs Road, the property will be found after a short distance on your 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 doors to the living room and kitchen/breakfast room, stairs to first floor, high end LVT flooring.

* Living room with large bay window to front and high end LVT flooring.

* Kitchen/breakfast room fitted with a range of white gloss base and eye level units with worktop over, integrated oven with four ring gas hob and extractor over, space for fridge freezer, tiled splashback, understairs storage, window to rear and door to utility.

* Utility with worktop to match the kitchen, space and plumbing for washing machine, tiled flooring, door to bathroom and door to rear garden.

* Ground floor family bathroom fitted with a suite comprising bath with shower over, WC and vanity wash hand basin, wall mounted mirrored storage unit, fully tiled floor and walls, heated towel rail, extractor and window to rear.

* First floor landing with hatch to loft (ladder connected and fully boarded) and doors to all rooms.

* Bedroom one is a large double with two windows to the front, high end LTV flooring and multiple power points.

* Bedroom two is a double with window to rear, high end LTV flooring and multiple power points.

* Bedroom three with window to rear, high end LTV flooring and multiple power points.

* The rear garden is fully enclosed by fencing and comprises paved and lawned areas.

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.