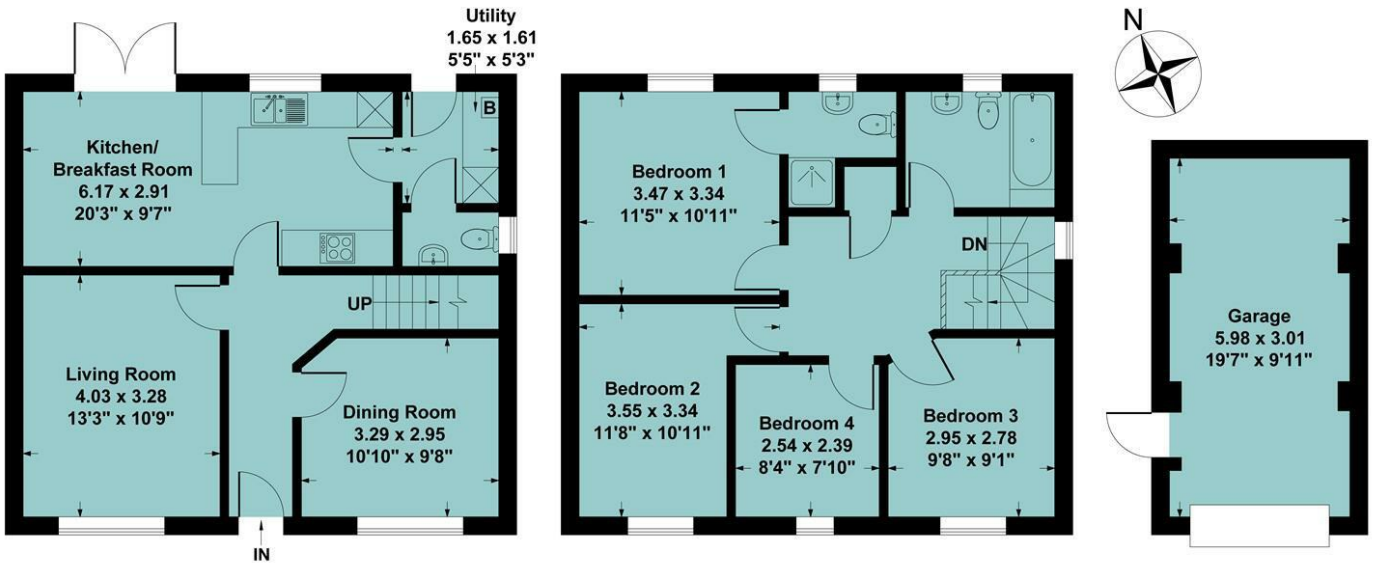
Agents Note

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.

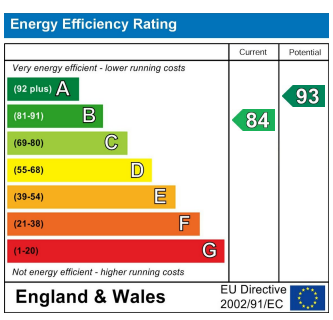


Ground Floor First Floor Garage

Ground Floor Approx Area = 56.22 sq m / 605 sq ft
First Floor Approx Area = 56.22 sq m / 605 sq ft
Garage Approx Area = 18.00 sq m / 194 sq ft
Total Area = 130.44 sq m / 1404 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.

105 Bismore Road
Banbury

Anker

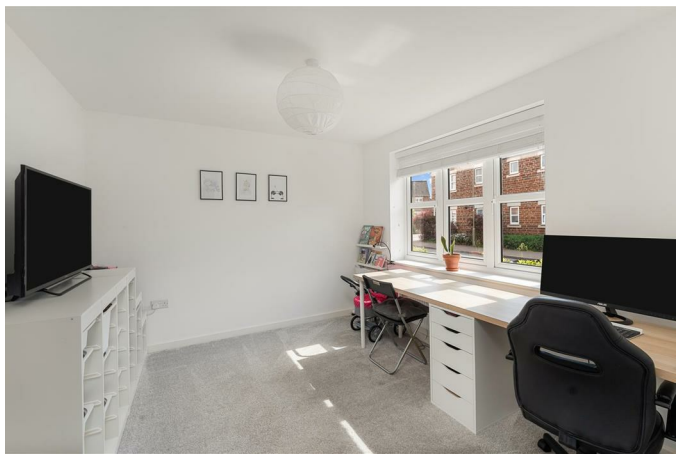
105 Bismore Road, Banbury, Oxfordshire, OX16 1JN

Approximate distances
Banbury town centre 2.5 miles
Junction 11 (M40 motorway) 3 miles
Oxford 30 miles
Stratford upon Avon 21 miles
Leamington Spa 19 miles

A FOUR BEDROOM DETACHED FAMILY HOME WITH BEAUTIFUL REAR GARDEN, GARAGE AND DRIVEWAY

Entrance hall, living room, dining room/study, kitchen/dining room, utility room, downstairs WC, four bedrooms, ensuite to master, family bathroom, garage and driveway, rear garden, solar panels. Energy rating B.

£440,000 FREEHOLD



Directions

From Banbury town centre proceed in a northwesterly direction along the Warwick Road (B4100). Travel towards the outskirts of the town past the turning for Stratford upon Avon and continue at the next roundabout along the Warwick Road and at the next roundabout take the third turning onto Dukes Meadow Drive. At the next roundabout take the next left onto Nickling Road. Continue along this road and take the right hand turning into Bismore Road. Follow this road around and the property will be

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:

* Beautifully presented double fronted four bedroom detached family home.

* Landscaped rear garden.

* Garage and driveway.

* Downstairs WC and utility room.

* Master bedroom with ensuite.

* Spacious hallway with stairs to first floor.

* Light and airy living room with window to front.

* Dining room/study ideal for home workers.

* Open plan kitchen/diner with wall and base mounted units, integrated appliances include, oven, hob and dishwasher. The dining area has ample space for table and chairs and doors opening to the rear garden.

* Utility room with space and plumbing for washing machine, space for tumble dryer, wall mounted boiler, door to garden and door to downstairs WC comprising wash hand basin, WC, extractor fan and window.

* First floor landing with access to storage cupboard and loft.

* The master bedroom is a double with window overlooking the rear garden and door to ensuite.

* Ensuite comprises wash hand basin, WC, shower cubicle, heated towel rail and window.

* The second bedroom is also a double and has space for wardrobes.

* The third bedroom is another double with window to front and space for wardrobes and drawers.

* The fourth bedroom is a small double and overlooks the front.

* Family bathroom comprising bath with electric shower over, WC, wash hand basin, heated towel rail and window.

* Beautiful landscaped rear garden with patio area ideal for entertaining with space for table and chairs. The remainder of the garden is mostly laid to lawn with raised beds, gated side access to front and personal door to the garage.

* Driveway parking for 2-3 cars. EV charging point and access to garage.

* The house has solar panels - details tbc.

Services

All mains services are connected. The gas fired boiler is located on the wall in the utility room. There is an annual estate charge of £195.

Local Authority

Cherwell District Council.. Council tax band E.

Viewing

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

Energy rating: B

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.