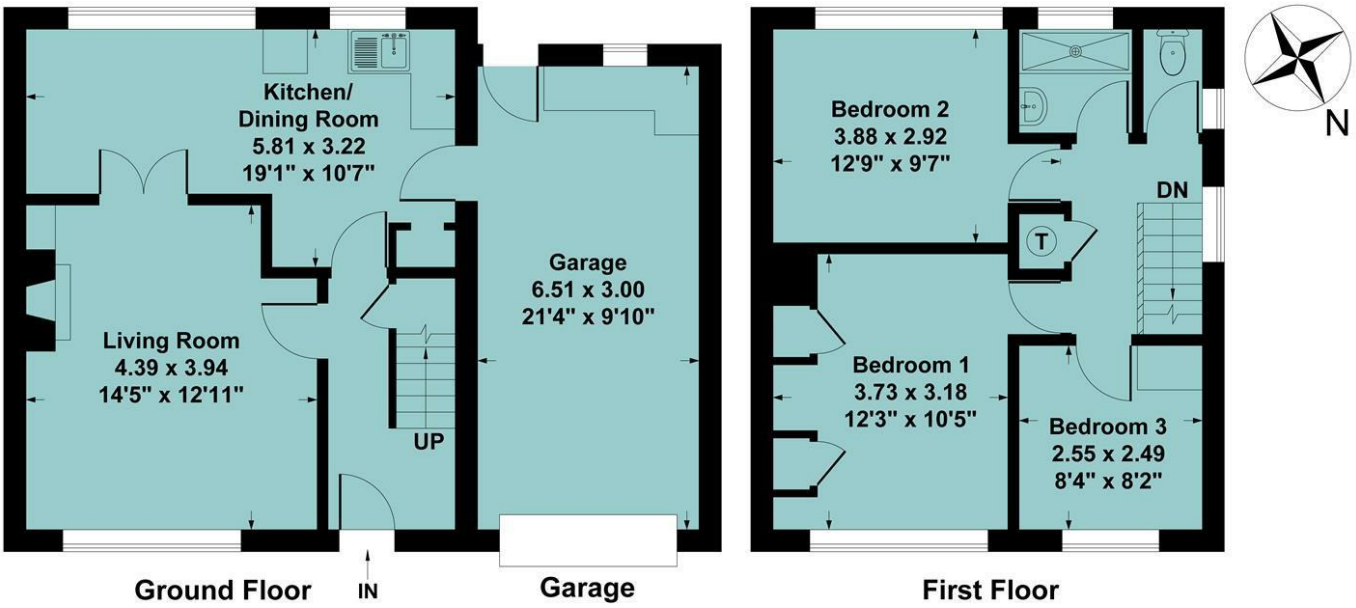


Agents Note

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

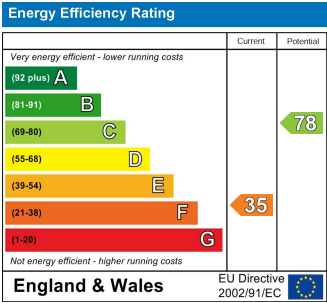
Anker and Partners earn supplementary income from various sources relating to the provision, referral and introduction of services and products to our clients and customers. This may be in the form of a fixed fee or a percentage of a premium, fee or invoice. This is not done in all cases and use of these 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 = 39.33 sq m / 423 sq ft
First Floor Approx Area = 39.33 sq m / 423 sq ft
Garage Approx Area = 18.81 sq m / 202 sq ft
Total Area = 97.47 sq m / 1048 sq ft

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

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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.



101 Edmunds Road
Banbury



101 Edmunds Road, Banbury, Oxfordshire,
OX16 0QN

Approximate distances
Banbury town centre 0.5 miles
Banbury train station 1 miles
Oxford 24 miles
Banbury to London Marylebone by rail approx. 55 mins
Banbury to Oxford by rail 17 mins
Banbury to Birmingham by rail 50 mins

A THREE BEDROOM SEMI DETACHED HOUSE IN NEED
OF MODERNISATION SITUATED IN A LARGER THAN
AVERAGE PLOT

Entrance hall, living room, kitchen/dining room,
three bedrooms, bathroom, separate WC, garden,
garage, driveway. Energy rating F.

£245,000 FREEHOLD



Directions

From the centre of Banbury proceed in a westerly direction along Broughton Road and at the roundabout turn right into Woodgreen Avenue. Proceed to the next roundabout and continue straight on into Orchard Way. Continue until Edmunds Road is found as a turning to the left. Follow the road for approximately ¼ of a mile and the property will be found on the left hand side 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 ex-local authority semi detached house on the western side of Banbury.
- * Occupying a larger than average plot with generous gardens to front and rear.
- * Well proportioned accommodation on two floors which requires modernisation throughout.
- * Hall with door to living room which has a window to the front.
- * Open plan kitchen/dining room with window to rear and personal door to the garage.
- * Two first floor double bedrooms and one single bedroom.
- * Bathroom and separate WC on the first floor.

* Large garage with main door to front and personal door to the rear garden. The garage is large enough to provide not only parking but utility space or would make good workshop if preferred.

- * Off road parking on the driveway for two vehicles leading to the garage.
- * Larger than average gardens with a southwesterly aspect to the rear, mainly lawned with borders and requires some work.

Services

Mains drainage, electricity and gas are connected. Heating is by way of electric night storage. We understand that the gas fire in the sitting room is not functional.

Local Authority

Cherwell District Council. Council tax band B.

Viewing

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

Energy rating: F

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.

Agent's Note

Please note this property is of steel framed construction.