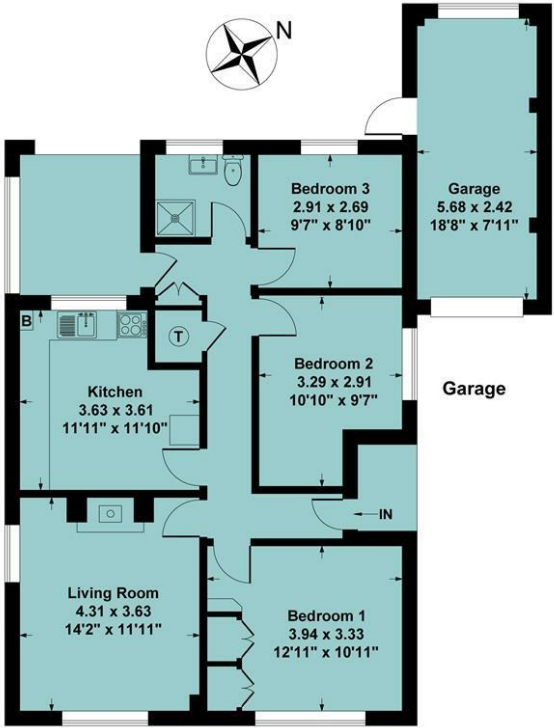
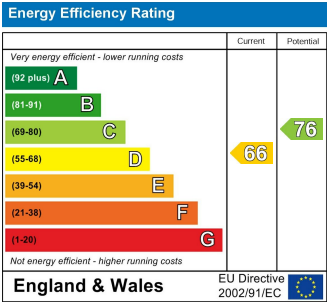


Agents Note

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  
Ground Floor Approx Area = 75.30 sq m / 811 sq ft  
Garage Approx Area = 13.74 sq m / 148 sq ft  
Total Area = 89.04 sq m / 959 sq ft

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

[www.focuspointhomes.co.uk](http://www.focuspointhomes.co.uk)

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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.



14 Elmscote Road  
Banbury





14 Elmscote Road, Banbury, Oxfordshire,  
OX16 9EQ

Approximate distances  
Banbury town centre 1.2 miles  
Horton Hospital 0.75 miles  
Sainsbury's supermarket 0.5 miles  
Bannatyne's Fitness & Health centre 0. 75 miles  
Banbury railway station (rear access) 1.5 miles  
Oxford 23 miles  
Stratford upon Avon 22 miles  
Bicester 14 miles  
Chipping Norton 13 miles  
Leamington Spa 22 miles

**A DETACHED THREE BEDROOM BUNGALOW  
OCCUPYING A GENEROUS LEVEL PLOT ON THE HIGHLY  
SOUGHT AFTER TIMMS ESTATE TO THE SOUTH SIDE  
OF BANBURY CLOSE TO AMENITIES AND COUNTRY  
WALKS**

**Hall, sitting room ,kitchen/breakfast room, three  
bedrooms, shower room, gas ch via rads, double  
glazing, garage and driveway parking, west facing  
rear garden, no upward chain. Energy rating D.**

**£375,000 FREEHOLD**



Directions

From Banbury town centre proceed in a southerly direction toward Oxford (A4260). Having passed Sainsbury's take the first turning right after the traffic lights into Grange Road. Continue and after approximately 250m turn left into Timms Road and take the next right hand turn into Elmscote Road. The property will be found on the right hand side.

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 detached bungalow forming part of the ever popular Timms Estate development on the south side of Banbury.
- \* Occupying a generous level plot which includes off road parking on the driveway and a garage.
- \* Pleasant west facing rear garden including a covered patio, lawn and borders, greenhouse and shed.
- \* The well balanced accommodation includes three bedrooms and a shower room fitted with a white suite.
- \* Kitchen/breakfast room overlooking the rear garden and fitted with a range of base and eye level units, plumbing for washing machine, space for fridge/freezer, electric cooker point, wall mounted Gloworm gas fired boiler fitted approximately 2 years ago, space for table and chairs.

- \* Main double bedroom with fitted wardrobes and window to front.
- \* Second double bedroom and third small double/large single bedroom.
- \* Whilst perfectly liveable we believe that some prospective purchasers will wish to carry out some cosmetic updating.
- \* Within easy reach of Sainsbury's, Horton Hospital, schools and Saltway bridle path giving access to miles of country walks.
- \* No upward chain.

Services

All mains services are connected. The 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: TBC

A copy of the full Energy Performance Certificate is available on request.