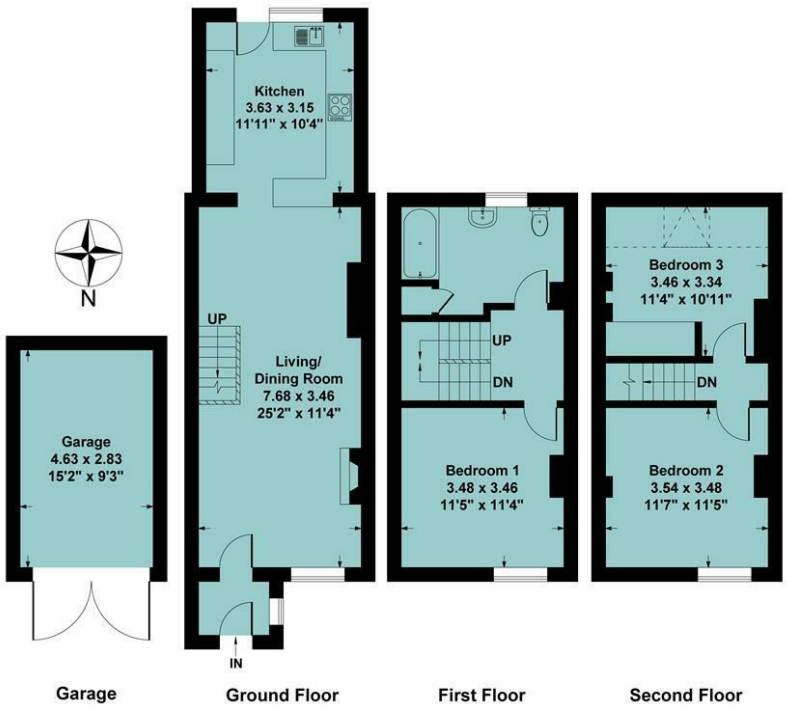
Agents Note

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

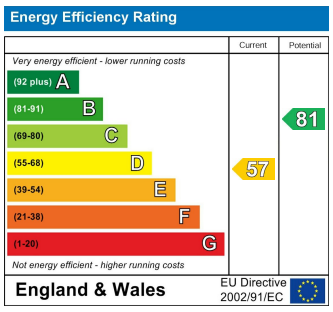
Anker and Partners earn supplementary income from various sources relating to the provision, referral and introduction of services and products to our clients and customers. This may be in the form of a fixed fee or a percentage of a premium, fee or invoice. This is not done in all cases and use of these 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 = 41.12 sq m / 443 sq ft
First Floor Approx Area = 26.57 sq m / 286 sq ft
Second Floor Approx Area = 26.57 sq m / 286 sq ft
Garage Approx Area = 13.10 sq m / 141 sq ft
Total Area = 107.36 sq m / 1156 sq ft

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

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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.



120 Causeway
Banbury

Anker

120 Causeway, Banbury, Oxfordshire, OX16 4SQ



Approximate distances
Banbury town centre 0.25 miles
Junction 11 (M40 motorway) 1 mile
Banbury railway station 0.15 miles
Oxford 23 miles
Stratford upon Avon 21 miles
Banbury to London Marylebone by rail approx. 55 mins
Banbury to Birmingham by rail approx. 50 mins
Oxford by rail approx. 17 mins
Leamington Spa by rail approx. 19 mins

A THREE BEDROOM THREE STOREY TOWN HOUSE LOCATED WITHIN WALKING DISTANCE TO BOTH THE TRAIN STATION AND THE TOWN CENTRE.

Entrance porch, living/dining room, kitchen, three bedrooms, bathroom, rear garden, on street parking, garage. Energy rating D.

£260,000 FREEHOLD











Directions

From Banbury town centre proceed in an easterly direction via Bridge Street. Travel over the railway bridge and turn right at the traffic lights into Merton Street. Continue until the T-junction and turn left, at the next T-junction turn left again and the property will be found after a short distance on the left hand side and can be recognised by our 'For Sale' board.

Banbury

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 three storey town house.

* Walking distance to the train station.

* Close to local school.

* Entrance porch with window to side.

* Light and airy living/dining room with wood burner, exposed wood floor and ample space for table and chairs.

* Kitchen with wall and base mounted units, integrated oven, hob and cooker hood, space and plumbing for washing machine and dishwasher, space for tumble dryer, space for fridge/freezer.

* First floor master bedroom which is a double with window to front.

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

* On the top floor there are a further two bedrooms.

* The property benefits from a long rear garden which comprises of decking ideal for table and chairs and leads down to a garage which is access via Merton Street,

Services

All mains services are connected.

Local Authority

Cherwell District Council - Council tax band - B

Energy rating: D

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

Viewing

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

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 £35 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.