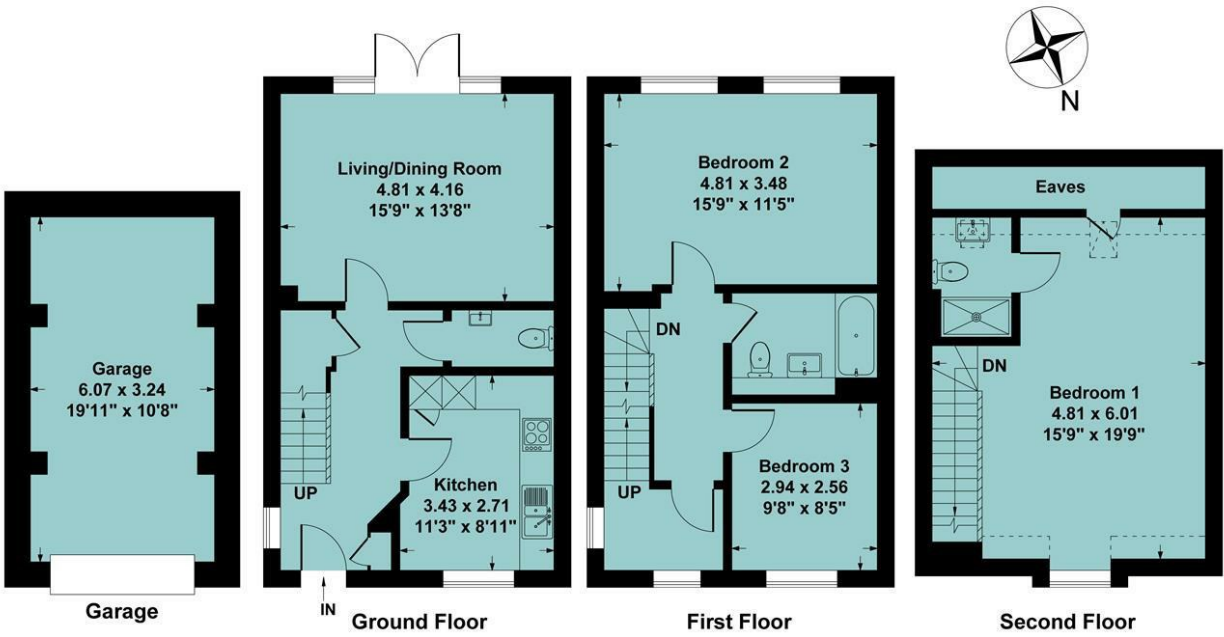


Agents Note

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

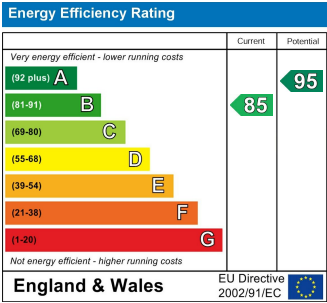
Anker and Partners earn supplementary income from various sources relating to the provision, referral and introduction of services and products to our clients and customers. This may be in the form of a fixed fee or a percentage of a premium, fee or invoice. This is not done in all cases and use of these 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 = 40.35 sq m / 434 sq ft
First Floor Approx Area = 40.35 sq m / 434 sq ft
Second Floor Approx Area = 29.12 sq m / 313 sq ft
Garage Approx Area = 19.6 sq m / 211 sq ft
Total Area = 129.42 sq m / 1392 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.



72 Kingerlee Road
Banbury



72 Kingerlee Road, Banbury, Oxfordshire,
OX16 1HF

Approximate distances
Banbury town centre 2 miles
Banbury railway station 2 miles
Chipping Norton 13 miles
Oxford 24 miles
Banbury to London Marylebone by rail 55 mins
Banbury to Birmingham by rail approx. 50 mins
Banbury to Oxford by rail approx. 17 mins

A THREE BEDROOM TOWNHOUSE LOCATED NEAR
LOCAL SCHOOLS AND WITHIN WALKING DISTANCE TO
AMENITIES

Entrance hall, kitchen, downstairs WC,
living/dining room, three bedrooms, ensuite,
family bathroom, rear garden, garage and parking.
Energy rating B.

£370,000 FREEHOLD



Directions

From Banbury town centre proceed along the Warwick Road (B4100). Having passed the traffic lights and the turning for Stratford upon Avon continue straight on and after the next mini roundabout turn left into Greville Road and next right into Kingerlee Road. Continue 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:

- * Three bedroom townhouse.
- * Beautifully presented throughout.
- * Only five years old.
- * Near local primary and secondary schools.
- * Walking distance to Sainsbury's local and The Steamhouse.

- * Spacious entrance hall with access to useful understairs storage cupboard.
- * Beautiful kitchen with white wall and base mounted units with worktop over, integrated appliances include double oven and four ring hob, fridge and freezer, dishwasher and washing machine.
- * Light and airy living/dining room with ample space for table and chairs, patio doors opening to the rear garden.
- * Downstairs WC with half height tiling, WC, wash hand basin and heated towel rail.
- * On the first floor is a double bedroom with two windows overlooking the rear garden with space for wardrobe.
- * Third bedroom currently being used as an office.

- * Family bathroom fitted with a suite comprising bath with shower and tiled surround, wash hand basin, WC and extractor fan.
- * On the top floor is the master suite with window to front, access to eaves storage and door to ensuite.
- * Ensuite comprising shower cubicle, WC, wash hand basin and skylight.
- * The rear garden is mostly laid to lawn with patio area ideal for table and chairs and gated access to parking and garage.
- * Single garage with light and power and driveway in front for one car.

Annual estate charge of approximately £230.25 per annum.

Services

All mains services are connected. The gas fired boiler is located in a cupboard in the kitchen.

Local Authority

Cherwell District Council. Council tax band D.

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.