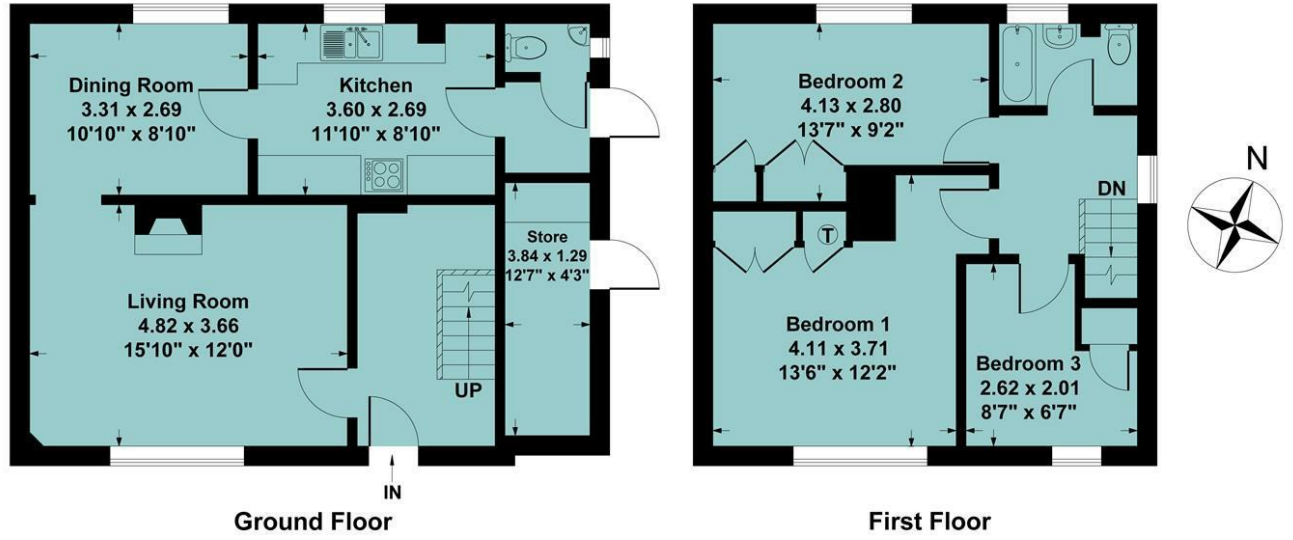


Agents Note

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.

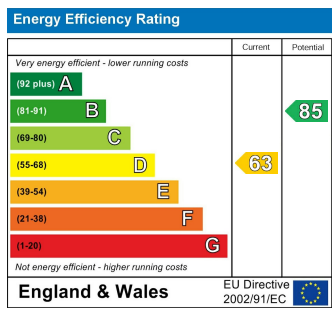


Ground Floor First Floor

Ground Floor Approx Area = 54.25 sq m / 584 sq ft
First Floor Approx Area = 41.28 sq m / 444 sq ft
Total Area = 95.53 sq m / 1028 sq ft

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

www.focuspointhomes.co.uk



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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.



2 Easington Gardens
 Banbury



2 Easington Gardens, Banbury, Oxfordshire, OX16 9HL

Approximate distances

Banbury town centre 0.75 miles
 Oxford 22 miles
 Stratford upon Avon 22 miles
 Leamington Spa 20 miles
 Banbury to London Marylebone by rail approx 55 mins
 Banbury to Birmingham by rail approx 50 mins
 Banbury to Oxford by rail approx 17 mins

A THREE BEDROOM SEMI DETACHED PROPERTY WITH A LARGE FRONTAGE AND DRIVEWAY OFFERED WITH NO ONWARD CHAIN

Entrance hall, living room, dining room, kitchen, downstairs WC, three bedrooms, bathroom, store, driveway, front and rear gardens. Energy rating D.

£260,000 FREEHOLD



Directions

From Banbury town centre proceed along South Bar and at the traffic lights turn right into Bloxham Road (A361) where signposted to Chipping Norton. Take the second turning on the left into Easington Road. Continue along this road and the property will be found just before the turning for Easington Gardens on the left hand side. A "For Sale" board has been erected for ease of identification.

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.

The Property

It should be noted that this property is of steel framed construction (BISF type). It is therefore of non standard construction and properties of this type were constructed commonly soon after the end of World War II when there was a shortage of traditional building materials.

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 bedroom semi detached home.
- * Large frontage.
- * Driveway parking.
- * Ideal for first time buyers.
- * Offered with no onward chain.
- * Spacious entrance hall with stairs to first floor.
- * Living room with large window to front allowing in lots of light and opening to the dining room.
- * Dining room with ample space for table and chairs, window overlooking the rear garden and door to kitchen.
- * Kitchen comprising wall and base mounted units with space and plumbing for washing machine, space for cooker, space for fridge freezer, window overlooking the rear garden.
- * Rear hallway with downstairs WC comprising wash hand basin and WC, door to side.

- * First floor landing with window to side.
- * The master bedroom is a double with built-in wardrobe and window to front.
- * The second bedroom is also a double with two built-in wardrobes and a window overlooking the rear garden.
- * Further single bedroom with small storage cupboard.
- * Bathroom comprising wash hand basin, WC, bath with shower over, window.
- * Outside there is a spacious rear garden with gravelled area, large shed and gated access to the front.
- * Large frontage mainly laid to lawn with driveway parking for two cars.

Services

All mains services are connected.

Local Authority

Cherwell District Council. Council tax band A.

Viewing

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

Energy rating: D

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.