

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Ground Floor
First Floor
Ground Floor Approx Area = 42.29 sq m / 455 sq ft
First Floor Approx Area = 42.29 sq m / 455 sq ft
Total Area = 84.58 sq m / 910 sq ft

Measurements are approximate, not to scale,
illustration is for identification purposes only.
www.focuspointhomes.co.uk

01295 271414 ankerandpartners.co.uk post@ankerandpartners.co.uk
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.



22 Western Crescent
Banbury



22 Western Crescent, Banbury,
Oxfordshire, OX16 9BX

Approximate distances
Banbury town centre 0.5 miles
Banbury railway station 0.3 miles (rear entrance)
Junction 11 (M40 motorway)
Oxford 24 miles
Stratford upon Avon 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 WELL PRESENTED TERRACED HOUSE CONVENIENTLY
LOCATED WITHIN WALKING DISTANCE OF THE TOWN,
RAILWAY STATION, SUPERMARKETS AND HOSPITAL
OCCUPYING A LARGER THAN AVERAGE PLOT IN A CUL-
DE-SAC

Hall, WC, open plan living space, kitchen, three
bedrooms, bathroom, solar panels, gas ch via
rads, off road parking, additional on street permit
parking, large southwest facing rear garden.
Energy rating C.

£325,000 FREEHOLD



Directions

From Banbury town centre proceed in an easterly direction via the High Street into George Street and continue to the traffic lights. Turn right and follow the road turning left at the next traffic lights and then continue into Hightown Road. Western Crescent will be found as a turning to the left and the property will be found toward the end of the cul-de-sac on the right hand side.

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 bedroom brick built terraced house originally constructed in the 1950's for railway workers.
- * Occupying a larger than average plot in a very convenient cul-de-sac close to the town centre and within walking distance of the railway station, hospital and supermarkets.

* Unlike many similar houses there is generous off road parking to the front as well as on street permit parking.

* The well presented accommodation is arranged on two floors and we understand there is scope to convert the loft subject to planning permission and building regulations approval where required.

* Hall with storage and door to the ground floor WC which has travertine tiling, underfloor heating and a white suite.

* Open plan living space with double aspect, wood burning stove, French doors opening to the rear garden, utility cupboard.

* Kitchen fitted with a range of units, built-in oven, gas hob and hood over, space for fridge/freezer, recently installed integrated dishwasher, water softener, door to the rear garden, window.

* Landing with window to rear, built-in airing cupboard with wall mounted Worcester combination gas fired boiler.

* Two double bedrooms with built-in wardrobes and laminate wood effect floor and a further single bedroom also with built-in wardrobe and window to rear.

* Bathroom fitted with a white suite comprising panelled bath with shower unit over and fully tiled surround, wash hand basin and WC, laminate wood effect floor, heated towel rail, window.

* Loft space with light connected and two velux windows.

* To the front there is off road parking for two/three vehicles and a path leading to the front door.

* There is a large rear garden which has been well maintained and includes a large full width deck with adjacent power point immediately behind the house, steps lead up to a further area of decking beyond which there is a lawn and borders, another deck, a summerhouse with power and light connected and a large shed/workshop with power and light connected both of which have recently had new roof coverings. Timber built bar and deck at the top. There is gated rear pedestrian access.

Services

All mains services are connected. The wall mounted gas fired combination boiler is located in the airing cupboard on the landing.

Local Authority

Cherwell District Council. Council tax band

Viewing

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

Energy rating: C

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.