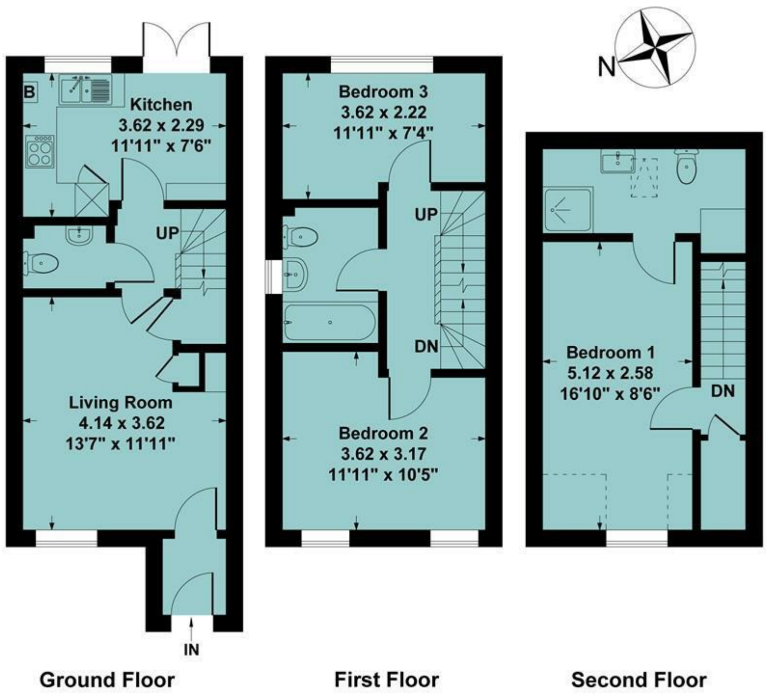
Agents Note

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

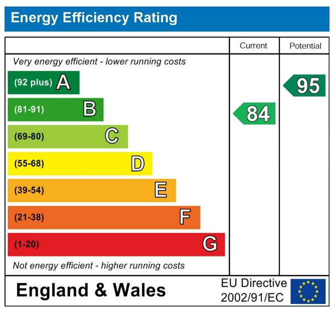
Anker and Partners earn supplementary income from various sources relating to the provision, referral and introduction of services and products to our clients and customers. This may be in the form of a fixed fee or a percentage of a premium, fee or invoice. This is not done in all cases and use of these 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 = 31.00 sq m / 334 sq ft
First Floor Approx Area = 29.30 sq m / 315 sq ft
Second Floor Approx Area = 24.44 sq m / 263 sq ft
Total Area = 84.74 sq m / 912 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

141 Bismore Road
Banbury

Anker

141 Bismore Road, Banbury, Oxfordshire, OX16 1JN

Approximate distances
Banbury town centre 2.5 miles
Junction 11 (M40 motorway) 3 miles
Oxford 30 miles
Stratford upon Avon 21 miles
Leamington Spa 19 miles
Banbury to London Marylebone by rail approx. 65 mins
Banbury to Birmingham by rail approx. 50 mins
Banbury to Oxford by rail approx. 17 mins

OFFERED TO THE MARKET IN IMMACULATE CONDITION IS THIS THREE DOUBLE BEDROOM TOWNHOUSE BENEFITTING FROM AN ENSUITE TO THE MASTER BEDROOM, A GENEROUS REAR GARDEN PLUS A DRIVEWAY FOR UP TO THREE VEHICLES

Entrance porch, living room, kitchen/diner, downstairs cloakroom, two first floor bedrooms and family bathroom, top floor master bedroom and ensuite, front and rear gardens, driveway parking. Energy rating B.

£330,000 FREEHOLD

Directions

From Banbury town centre proceed in a north-westerly direction along the Warwick Road (B4100). Travel towards the outskirts of the town past the Barley Mow public house and straight over next roundabout. At the next roundabout take the third turning onto Dukes Meadow Drive. At the next roundabout turn left onto Nickling Road. Take the third right hand turning into Bismore Road and the property will be found after a short distance 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:

* Entrance porch with further door leading into the living room.

* The living room has ample space for all furniture, built-in storage cupboard with shelving, understairs storage cupboard, window to front and door to the lobby area.

* Lobby area with door to downstairs WC, stairs to first floor and door to kitchen.

* Downstairs WC with WC, wash hand basin and part tiled walls.

* Kitchen/dining room fitted with a range of base and eye level units with white fronts and a dark worktop over, inset sink, integral double oven with four ring gas hob and extractor over, integral washing machine, integral slimline dishwasher and integral fridge freezer. Windows and doors to rear garden and ample space for table and chairs.

* First floor landing with doors to bedrooms two and three and the family bathroom.

* Bedroom two is a double with two windows to the front.

* Bedroom three is a double with a window to the rear.

* Stairs to second floor where there is a storage cupboard and door to the master bedroom.

* Master bedroom with fitted wardrobes, dormer window to the front and an ensuite comprising shower cubicle, WC, wash hand basin, tiled walls, velux window.

* The rear garden is mostly laid to lawn with a patio area, a gravelled seating area to the rear, flower beds and borders to both sides and gated side access leads to the front.

* On the driveway there is space for at least three vehicles.

Services

All mains services are connected. The boiler is located in the kitchen.

* Please note there is an annual estate charge of £195 per annum payable to Firstport.

Local Authority

Cherwell District Council. Council tax band C.

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.