



162 Broughton Road

Banbury

A THREE BEDROOM CHARACTER TOWNHOUSE LOCATED WITHIN WALKING DISTANCE TO THE TOWN CENTRE

Living room, kitchen/dining room, utility room, three bedrooms, family bathroom, long rear garden, outside store.

Energy rating D.

£300,000 FREEHOLD



## 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.

162 Broughton Road is a well presented townhouse ideally situated within walking distance of the town centre and amenities therein. The spacious accommodation is arranged over three floors and combines character features including wooden floors and doors, exposed beams and a wood burning stove for practical modern living. Outside the property enjoys a long rear garden that has been maintained by the current owner over the years.

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:

\* Light and airy living room with exposed

wood flooring, wood burning stove and stairs to first floor.

\* Kitchen/dining room with base mounted units with worktop over, ample space for table and chairs and window overlooking the rear garden.

\* Utility room with space and plumbing for washing machine, space for fridge freezer, door and window to rear garden.

\* First floor landing with door to stairs leading to the top floor.

\* Double bedroom with exposed wood floor, access to wardrobes and understairs storage cupboard.

\* Further single bedroom currently being used as an office space with window to rear.

\* Bathroom comprising walk-in shower cubicle, WC, wash hand basin and window.

\* On the top floor is the double master bedroom with space for wardrobe.

\* To the rear of the property is a very long rear garden which the current owner has maintained over the years and comprises various shrubs and plant borders leading down to a useful shed located at the bottom of the garden.

\* On street parking.

## Services

All mains services are connected. The gas fired boiler is located in the utility room.

## Local Authority

Cherwell District Council. Council tax band C.

## Viewing

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

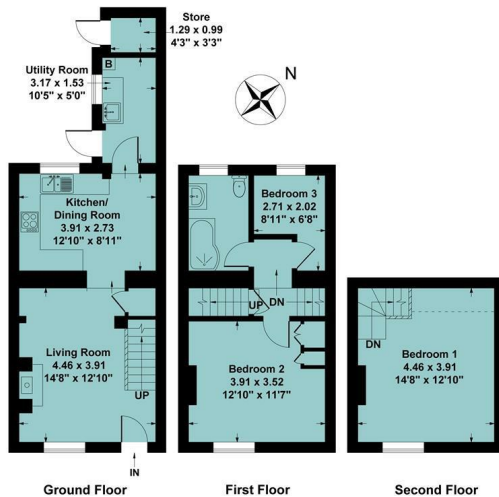
## Energy rating: D

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.

## Floor Plans

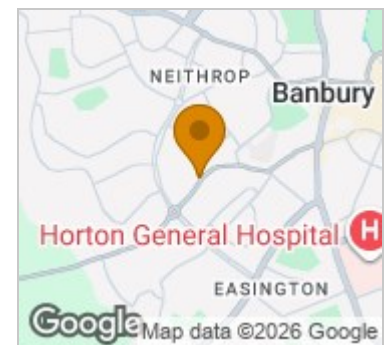


Ground Floor Approx Area = 35.13 sq m / 378 sq ft  
 First Floor Approx Area = 29.85 sq m / 321 sq ft  
 Second Floor Approx Area = 17.23 sq m / 185 sq ft  
 Outbuilding Area = 1.27 sq m / 14 sq ft  
 Total Area = 83.48 sq m / 898 sq ft

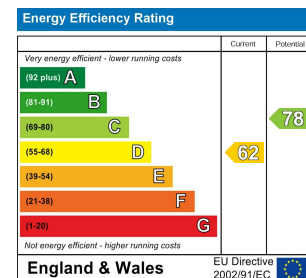
Measurements are approximate, not to scale, illustration is for identification purposes only.

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## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.