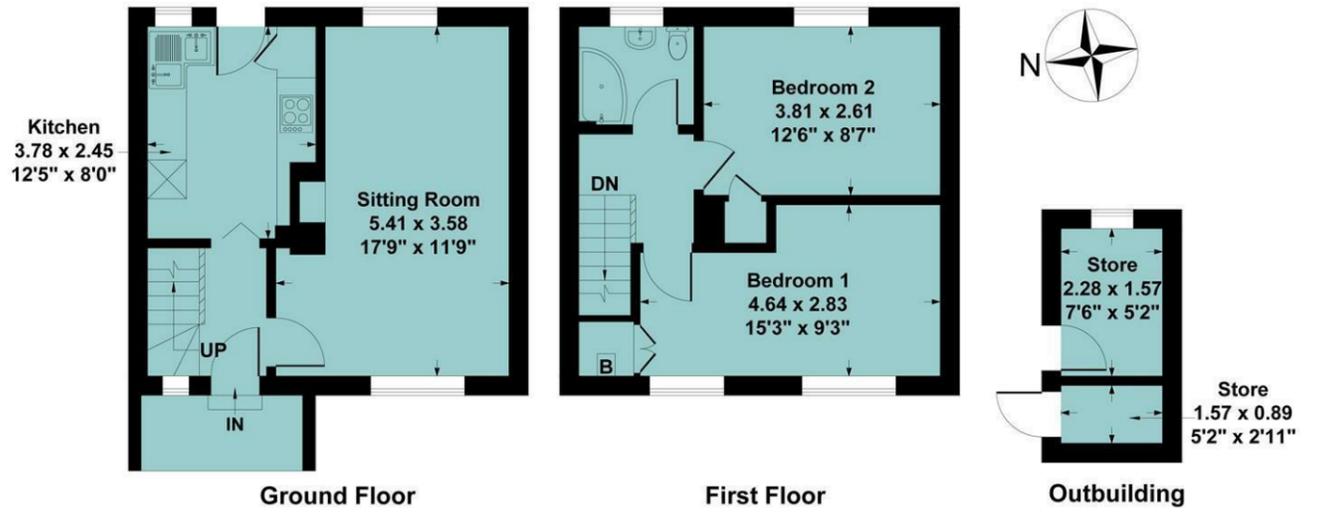


Agents Note

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 = 30.24 sq m / 326 sq ft
 First Floor Approx Area = 30.24 sq m / 326 sq ft
 Outbuilding Approx Area = 5.21 sq m / 56 sq ft
 Total Area = 65.69 sq m / 708 sq ft

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		71	77
(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	

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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.



49 Orchard Way
 Banbury



49 Orchard Way, Banbury, Oxfordshire, OX16 0HR

Approximate distances
Banbury town centre 0.5 miles
Banbury train station 1 mile
Oxford 24 miles
Banbury to London Marylebone by rail approx. 55 mins
Banbury to Oxford by rail 17 mins
Banbury to Birmingham by rail 50 mins

A WELL PRESENTED TWO BEDROOM TERRACED HOUSE WITH MODERN FITTINGS, A LARGER THAN AVERAGE REAR GARDEN AND NO UPWARD CHAIN

Sitting room, kitchen, two bedrooms, bathroom, gas ch via rads, uPVC double glazing, gardens to front and rear. Energy rating C.

£245,000 FREEHOLD



Directions

From Banbury town centre proceed along the Warwick Road (B4100). Continue to the roundabout before the arcade of shops and turn left into Orchard Way. 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:

- * A well presented brick built two bedroom terraced house originally constructed for the Local Authority circa 1960.
- * Conveniently located for an excellent range of local amenities, school and shops.
- * Occupying a generous plot with a larger than average rear garden which includes an outbuilding.
- * Double aspect living room.
- * Modern kitchen incorporating a built-in oven and separate hob, plumbing for washing machine, space for fridge freezer, window to rear overlooking the rear garden and door opening to the garden.
- * Landing with hatch to partly boarded loft.
- * Main double bedroom with two windows to the front and a built-in airing cupboard.

* Second bedroom with window to rear overlooking the garden.

* Bathroom fitted with a white suite comprising panelled bath with electric shower over and fully tiled surround, wash hand basin and WC, window.

* Gas central heating via radiators and uPVC double glazing.

* To the front of the property there is a small garden, a path leads to the front door and continues via an alley to the rear garden.

* The rear garden as mentioned above is larger than average and includes a deck, a good sized lawn and a brick outbuilding.

* No upward chain.

Services

All mains services are connected. The boiler is located in the airing cupboard in bedroom one.

Local Authority

Cherwell District Council. Council tax band B.

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.