

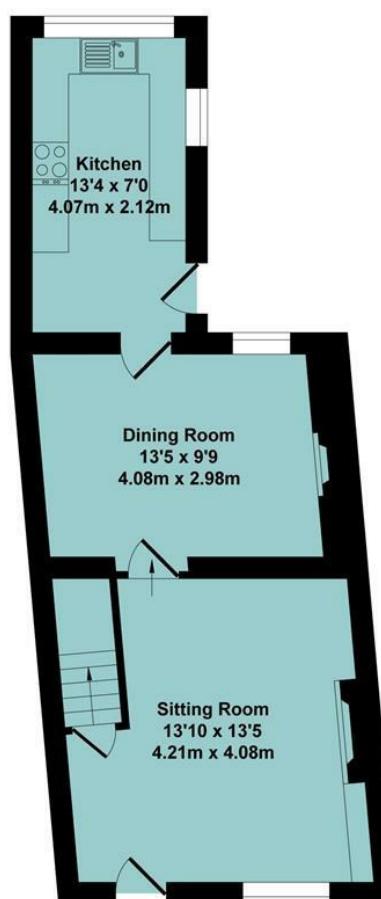
### Agents Note

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.

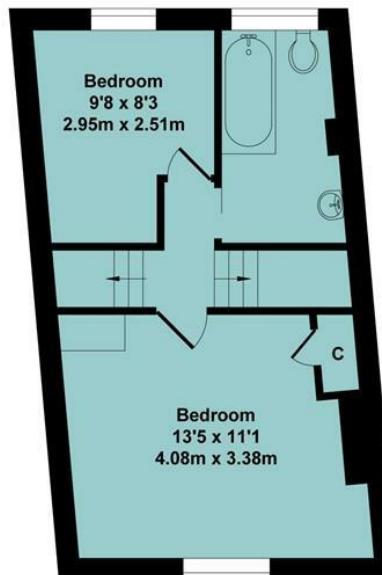
### Referral fees

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.

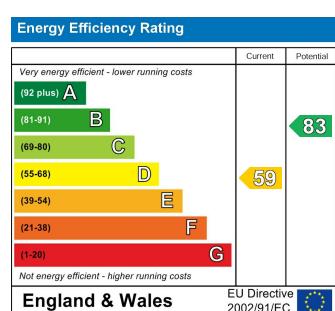
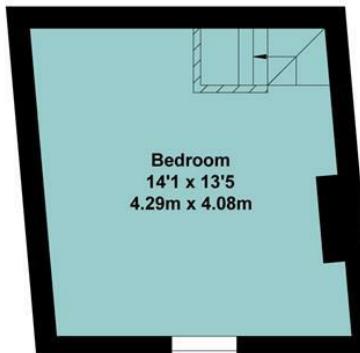
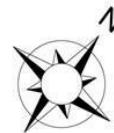
Ground Floor  
Approx. Floor  
Area 420 Sq.Ft.  
(39.0 Sq.M.)



First Floor  
Approx. Floor  
Area 321 Sq.Ft.  
(29.8 Sq.M.)



Second Floor  
Approx. Floor  
Area 186 Sq.Ft.  
(17.3 Sq.M.)



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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.



144 Broughton Road  
Banbury

Anker

# 144 Broughton Road, Banbury, Oxfordshire, OX16 9QQ

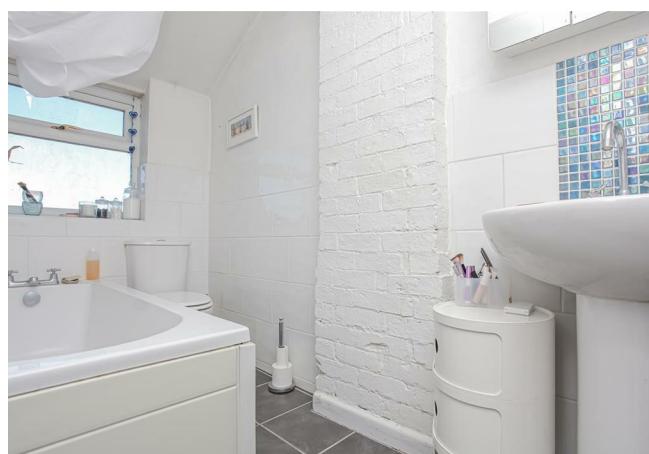
## Approximate distances

Banbury town centre 0.25 miles  
Banbury train station 0.75 miles  
Oxford 23 miles  
Banbury to London Marylebone by rail 55 mins  
Banbury to Oxford by rail 17 mins  
Banbury to Birmingham by rail 50 mins

## A TERRACED THREE BEDROOM THREE STOREY PERIOD TOWNHOUSE WITH AN ABUNDANCE OF CHARM AND CHARACTER REQUIRING REFURBISHMENT WITHIN WALKING DISTANCE OF THE TOWN CENTRE

**Sitting room, dining room, kitchen, three bedrooms, bathroom, gas ch via rads, uPVC double glazing, large rear garden, vehicular rear access. Energy rating D.**

**£250,000 FREEHOLD**



## Directions

From Banbury Cross proceed via West bar into Broughton Road. The property will be found toward the top of the incline on the right 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 terraced three storey period townhouse which dates back to late Georgian/early Victorian times.
- \* Boasting a number of period features including exposed beams, floorboards, brick and stonework.
- \* Two ground floor reception rooms including a sitting room with fireplace fitted with a gas living flame coal effect fire, window to front, exposed beams, exposed brick and stonework, understairs cupboard.
- \* Dining room with window to rear, exposed floorboards, brick open fireplace, exposed beams.
- \* Kitchen with a range of units incorporating space for fridge/freezer, plumbing for washing machine, gas cooker point, quarry tiled floor, part glazed door opening to the rear garden, window overlooking the garden.
- \* On the first floor there are two bedrooms including a double at the front with exposed floorboards and door to built-in airing cupboard and a single to the rear with fitted cupboard, hatch to loft, surprisingly far reaching views.
- \* Bathroom fitted with a white suite comprising panelled bath with shower over and fully tiled surround, wash hand basin and WC, window, white painted exposed chimney breast, heated towel rail, window, ceramic tiled floor.

\* The main double bedroom is on the second floor with window to front, exceptionally wide original white painted exposed floorboards, exposed beam.

\* To the front there is a small garden and path to the front door whilst to the rear there is a large garden with patio, lawn, garden store, various shrubs. Rear vehicular access along a single track.

## Services

All mains services are connected. The wall mounted Worcester gas fired boiler is located in the kitchen.

## Local Authority

Cherwell District Council. Council tax band B.

## 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.

