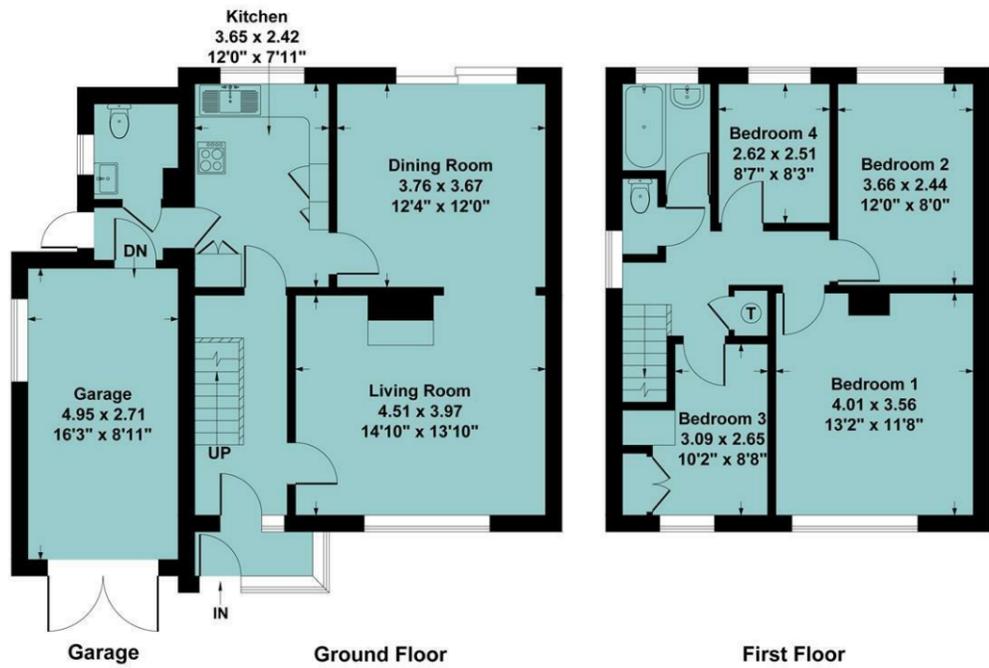


**Agents Note**

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 = 56.78 sq m / 611 sq ft  
 First Floor Approx Area = 49.31 sq m / 531 sq ft  
 Garage Approx Area = 14.24 sq m / 153 sq ft  
 Total Area = 120.33 sq m / 1295 sq ft

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

[www.focuspointhomes.co.uk](http://www.focuspointhomes.co.uk)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			78
(55-68) D			
(39-54) E			
(21-38) F		32	
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

01295 271414 [ankerandpartners.co.uk](http://ankerandpartners.co.uk) [post@ankerandpartners.co.uk](mailto: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.



11 Burlington Gardens  
 Banbury



# 11 Burlington Gardens, Banbury, Oxfordshire, OX16 9NQ

## Approximate distances

Banbury town centre 0.75 miles  
Banbury railway station 1.5 miles  
Junction 11 (M40 motorway) 2.5 miles  
Oxford 23 miles  
Stratford upon Avon 19 miles  
Leamington Spa 18 miles  
Banbury to London Marylebone by rail 55 mins approx.  
Banbury to Oxford by rail 19 mins approx.  
Banbury to Birmingham by rail 50 mins approx.

**A FOUR BEDROOM DETACHED PROPERTY IN NEED OF MODERNISATION THROUGHOUT LOCATED AT THE END OF A POPULAR CUL-DE-SAC CLOSE TO LOCAL SCHOOLS AND AMENITIES**

**Entrance porch, entrance hall, living room, dining room, kitchen, cloakroom, four bedrooms, bathroom and separate WC, garage, driveway, front and rear gardens. Energy rating F.**

**£335,000 FREEHOLD**



## Directions

From Banbury Cross proceed via West Bar into the Broughton Road towards Shipston on Stour (B4035). At the roundabout turn left into Queensway and take the first left into Burlington Gardens. 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:

- \* Entrance porch with door to entrance hall.
- \* Entrance hall with doors to living room and kitchen, stairs to first floor.
- \* Living room with large window to front, log burning stove and opening through to the dining room.
- \* Dining room with patio doors leading to the garden and a door to the kitchen.
- \* Kitchen fitted with wall mounted storage cupboards, worktop, inset sink, window to rear, door to rear porch, space for appliances.
- \* Rear porch with doors to garage and downstairs cloakroom which comprises a WC, wash hand basin and window to side.
- \* First floor landing with doors to all rooms, hatch to loft, airing cupboard.
- \* Bedroom one is a double with window to front.

- \* Bedroom two is a double with window to rear.
- \* Bedroom three is a single with window to front and built-in wardrobe.
- \* Bedroom four is a single with window to rear.
- \* Bathroom comprising bath, wash hand basin, part tiled walls and window to rear.
- \* Separate WC with WC and window to side.
- \* The rear garden is private, not overlooked and mainly laid to lawn with a range of mature trees, bushes and shrubs.
- \* To the front there is a driveway for two vehicles and a lawned area.
- \* Garage.

## Services

All mains services are connected with the exception of gas.

## Local Authority

Cherwell District Council. Council tax band D.

## Viewing

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

## Energy rating: F

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.