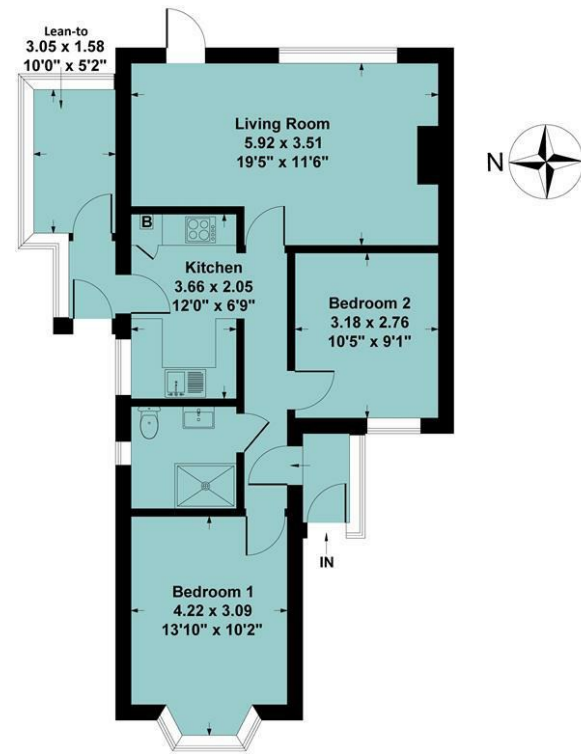


**Agents Note**

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

Ground Floor Approx Area = 67.54 sq m / 727 sq ft

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

www.focuspoonthomes.co.uk

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			88
(81-91) B			
(69-80) C			
(55-68) D		67	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

01295 271414 ankerandpartners.co.uk 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.



83 St Annes Road  
Banbury



83 St Annes Road, Banbury, Oxfordshire,  
OX16 9DY

**Approximate distances**

Banbury town centre 1 mile  
Horton Hospital 0.75 miles  
Banbury railway station (rear access) 1.25 miles  
Junction 11 (M40 motorway) 2.5 miles  
Oxford 21 miles  
Stratford upon Avon 20 miles  
Leamington Spa 19 miles  
Banbury to London Marylebone by rail approx. 55 mins  
Banbury to Birmingham by rail approx. 50 mins  
Banbury to Oxford by rail approx. 19 mins

**A SEMI-DETACHED TWO BEDROOM BUNGALOW IN A POPULAR ROAD WITHIN THIS HIGHLY SOUGHT AFTER LOCATION ON TIMMS ESTATE TO THE SOUTH SIDE OF BANBURY.**

**Entrance hall, living room, kitchen, two double bedrooms, re-fitted shower room, gas ch via rads, off road parking, gardens, no upward chain. Energy rating D.**

**£284,000 FREEHOLD**



**Directions**

From Banbury town centre proceed in a southerly direction toward Oxford (A4260). Having passed Sainsbury's superstore take the first turning right after the traffic lights into Grange Road. Turn left toward the end of the road into Timms Road and continue to the T-junction. Turn left here and the property will be found after approximately 200 meters 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 brick built semi-detached bungalow constructed by Timms Homes circa 1960.
- \* Located in a highly sought after area and occupying a pleasant position on a level plot.
- \* Hall with hatch to loft.
- \* Living room overlooking the rear garden.
- \* Kitchen with a modern range of units, window and door to the side giving access to a spacious lean-to utility/side porch with space for appliances.
- \* Main double bedroom with window to front.
- \* Second double bedroom with window to side.
- \* Luxury re-fitted shower room with a white suite including a large and accessible walk-in shower.
- \* Gas central heating via radiators and predominately uPVC double glazing.
- \* Garden to front and driveway providing off road parking.

\* Gated side access leads via a path to the well presented garden which is of a good size yet manageable and includes a patio, large shed, lawn and borders.

\* Planning permission was previously granted on 22nd February 2023 (now expired) for the demolition of the existing utility room extension and entrance lobby and the erection of single storey rear and side extension.  
<https://planningregister.cherwell.gov.uk/Planning/>

**Services**

All main services are connected. The gas fired boiler is located in the kitchen.

**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.