

## 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 = 59.05 sq m / 636 sq ft

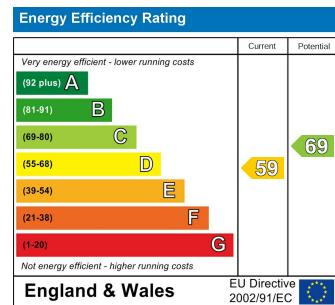
First Floor Approx Area = 43.11 sq m / 464 sq ft

Garage Approx Area = 12.22 sq m / 132 sq ft

Total Area = 114.38 sq m / 1232 sq ft

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

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



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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.



23 Cherry Road  
Banbury

 Anker

# 23 Cherry Road, Banbury, Oxfordshire, OX16 0RL

## Approximate distances

Banbury town centre 1 mile  
Junction 11 (M40 motorway) 1.5 miles  
Oxford 20 miles  
Stratford upon Avon 19 miles  
Leamington Spa 18 miles  
Banbury to London Marylebone by rail approx. 55 mins  
Banbury to Birmingham by rail approx. 50 mins  
Banbury to Oxford by rail approx. 17 mins

## A SPACIOUS THREE BEDROOM SEMI DETACHED HOUSE LOCATED IN A QUIET CUL-DE-SAC IN NEED OF SOME MODERNISATION AND BENEFITTING FROM A GENEROUS REAR GARDEN, A DOWNTOWNS WC PLUS A GARAGE AND OFF ROAD PARKING

Entrance porch, entrance hall, lounge, kitchen diner, utility, downstairs WC and store, three bedrooms, family bathroom, rear garden, garage and driveway. Energy rating D.

£275,000 FREEHOLD



## Directions

From Banbury town centre proceed in a westerly direction along the Warwick Road (A422). Continue over the double roundabout and pass the speed camera. Take the next left hand turning into Ferndale Road. At the end of the road turn left onto the Fairway and then take the next right into Cherry Road. At the T-junction turn left and the property will be found immediately on the right hand side.

## 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 the lounge, kitchen diner, understairs storage and stairs to first floor.
- \* Lounge with window to rear overlooking the rear garden and fireplace with ornamental surround.
- \* Kitchen fitted with a range of base and eye level units, inset sink, space for free standing oven and hob with extractor over, space for table and chairs, door to the utility, window to front and window to side.
- \* Utility fitted with an inset sink, window to side, base and eye level units, space and plumbing for washing machine, space for fridge freezer and further appliances, wall mounted gas fired boiler, door to rear entrance lobby.
- \* Rear entrance lobby with door to rear garden, doorway to downstairs WC and store room, further storage space. Please note this room was subject to a leak from the roof which has damaged part of the roof and flooring. The leak has been repaired, the flooring would need to be repaired by the prospective purchaser.
- \* First floor landing with doors to all rooms, hatch to loft and window to front.
- \* Bedroom one is a double with windows to the rear, space for free standing wardrobes and furniture.
- \* Bedroom two is also a large double with window to the rear and space for free standing wardrobes and furniture.
- \* Bedroom three is a large single with a window to the front.

\* The family bathroom is fitted with a white suite comprising bath with shower over, wash hand basin and WC, window to side, tiled walls and tiled floor.

\* The rear garden comprises a patio area, steps lead up to a lawned area which is all enclosed by fencing. Cherry Tree. Gated side access leading to the driveway and garage.

\* Garage fitted with an up and over door.

\* To the front there is off road parking for at least one car. The driveway is shared with the neighbouring property.

## Agents note

There has been some water damage to the floor in the kitchen, utility and rear store which was caused by a leak in the flat roof above the rear store. This leak has since been fixed and made water tight. The vendors plan to have the floor replaced and made good by exchange of contracts at the latest.

## Services

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

## 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.