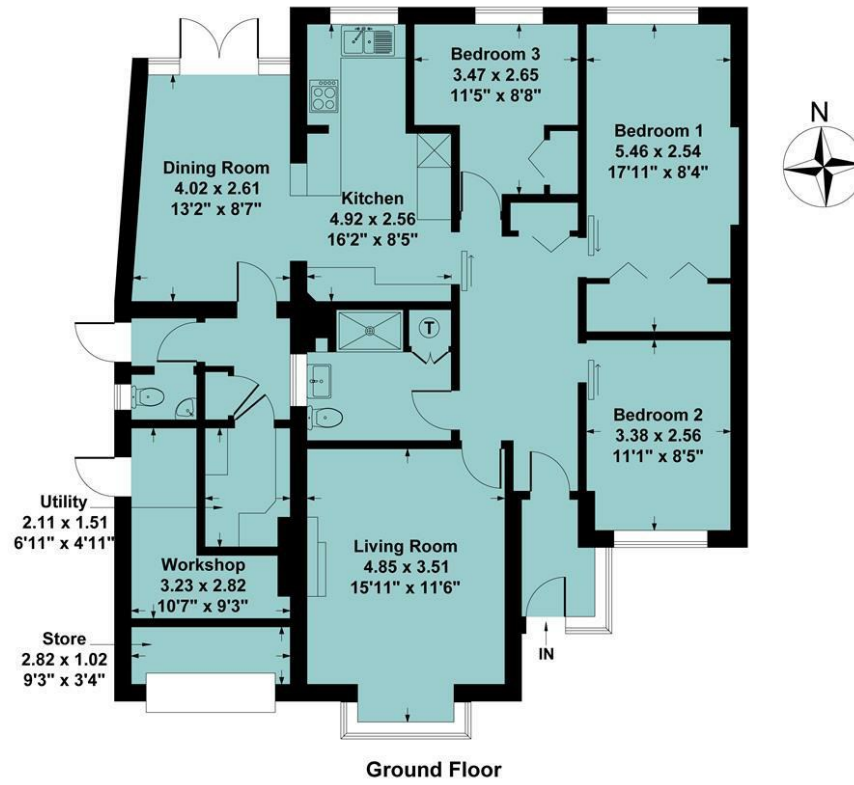


**Agents Note**

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 = 113.94 sq m / 1226 sq ft  
 Total Area = 113.94 sq m / 1226 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			
(55-68) D		67	76
(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](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.



3 Oakland Road  
 Banbury



3 Oakland Road, Banbury, Oxfordshire,  
OX16 9DT

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 THREE BEDROOM BUNGALOW IN  
NEED OF SOME UPDATING OFFERED WITH NO  
ONWARD CHAIN**

**Entrance hall, living room, kitchen, utility room,  
dining room, three bedrooms, bathroom, further  
WC, driveway, rear garden. Energy rating D.**

**£340,000 FREEHOLD**



### Directions

From Banbury town centre proceed in a southerly direction toward Oxford (A4260). After the traffic lights by Sainsbury's supermarket turn right into Grange Road. Take the next turning on the left into Timms Road and then at the T-junction turn right into Beaconsfield Road. Continue until Oakland Road will be found as a turning to the left and the property will be found on the left.

### 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 three bedroom semi detached bungalow in need of some modernisation.
- \* Offered with no onward chain.
- \* Convenient access for Sainsbury's.
- \* Close to hospital.
- \* Spacious entrance hall with access to storage cupboard.
- \* Spacious living room with window to front, space for electric fire with stone surround.
- \* Kitchen comprising wall and base mounted units with worktop over, small breakfast bar, window to rear garden and archway to dining room.
- \* Dining room with ample space for table and chairs, doors opening to the rear garden.
- \* The master bedroom is a double with window overlooking the rear garden and built-in wardrobe.
- \* The second bedroom is also a double with window to front.
- \* Further single bedroom with built-in storage cupboard and window overlooking the rear garden.
- \* Bathroom comprising shower cubicle, wash hand basin, WC and window.

- \* Utility room with space and plumbing for washing machine and fridge freezer.
- \* Further WC with WC, wash hand basin and window.
- \* Workshop accessed via the side of the house.
- \* Spacious rear garden which is mainly laid to patio with space for table and chairs, access to two garden sheds. Gated side access to the front.
- \* To the front of the property is a driveway with access to a small storage space at the front of the garage.

### Services

All mains services are connected.

### 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.