

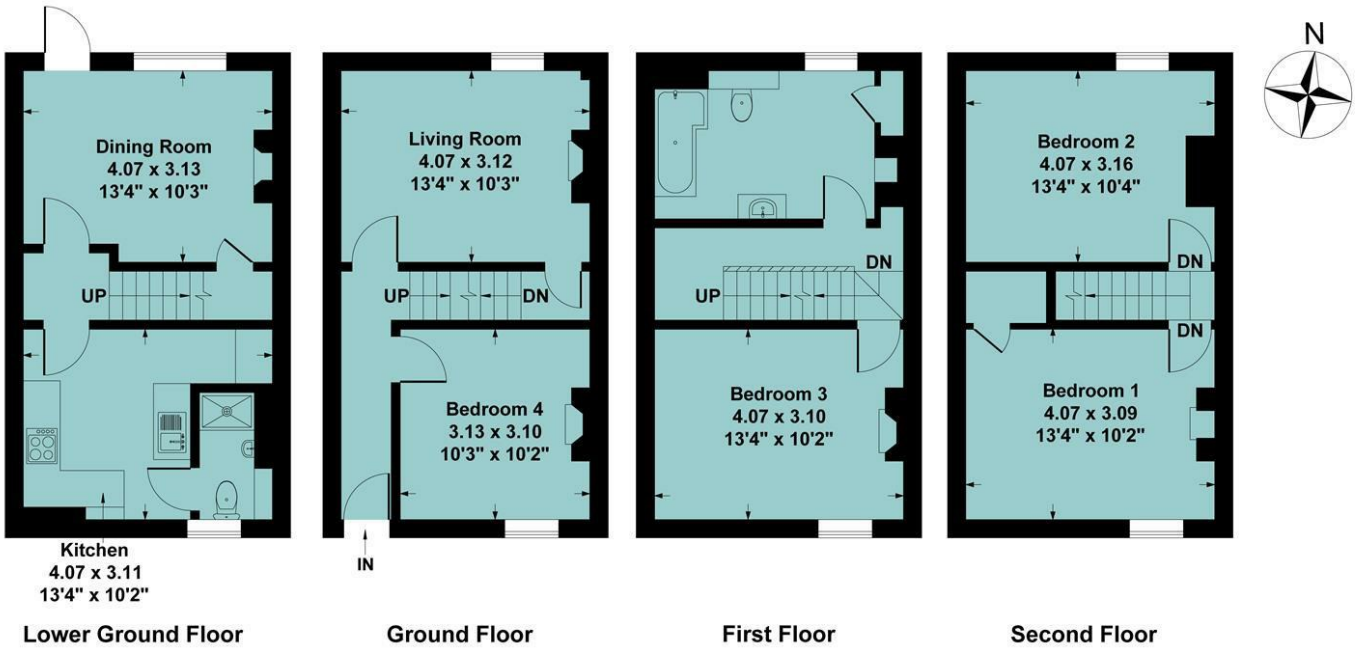
Agents Note

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		74
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		



Lower Ground Floor Approx Area = 29.87 sq m / 322 sq ft
Ground Floor Approx Area = 29.87 sq m / 322 sq ft
First Floor Approx Area = 29.87 sq m / 322 sq ft
Second Floor Approx Area = 29.87 sq m / 322 sq ft
Total Area = 119.48 sq m / 1288 sq ft

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

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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.



68 Broughton Road
Banbury



68 Broughton Road, Banbury, Oxfordshire, OX16 9QF

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 THREE/FOUR BEDROOM TOWNHOUSE WITH CHARACTER FEATURES LOCATED NEAR THE TOWN CENTRE AND OFFERED WITH NO ONWARD CHAIN

Hallway, living room, dining room/bedroom four, three double bedrooms, family bathroom, kitchen, dining room, downstairs shower room, rear garden. Energy rating C.

£320,000 FREEHOLD



Directions

From Banbury town centre proceed in a westerly direction along West Bar and into the Broughton Road. Continue past the turning for Bath Road and the property will be found 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:

- * Three/four bedroom townhouse.
- * Flexible accommodation throughout.
- * Double bedrooms.
- * Walking distance to town centre.
- * Walking distance to shops.
- * Entrance hall with stairs to first floor.
- * Spacious living room with wood floor, ornate fireplace, picture rails and window overlooking the rear garden, door leading to stairs leading to the lower ground floor.
- * Spacious dining room which could also be utilised as a fourth bedroom with wood floors, ornate fireplace and window to the front.
- * Kitchen located on the lower ground floor comprising of base units with worktop over, integrated oven and hob, space and plumbing for under counter fridge, washing machine and tumble dryer, door to downstairs shower room, discrete cupboard housing electricity meter.
- * Downstairs shower room comprising WC, wash hand basin and shower cubicle.
- * Further spacious dining room with window and door to the rear garden.

- * On the first floor is a double bedroom with ample space for wardrobes and drawers.
- * Family bathroom comprising of WC, wash hand basin, bath and small cupboard.
- * On the top floor there are two further double bedrooms one of which benefits from a built-in wardrobes.
- * Low maintenance rear garden with ample space for table and chairs, lawn and gated rear access.
- * On street communal parking.

Services

All mains services are connected. The gas fired boiler is located in the bathroom.

Local Authority

Cherwell District Council. Council tax band C.

Viewing

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

Energy rating: C

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.