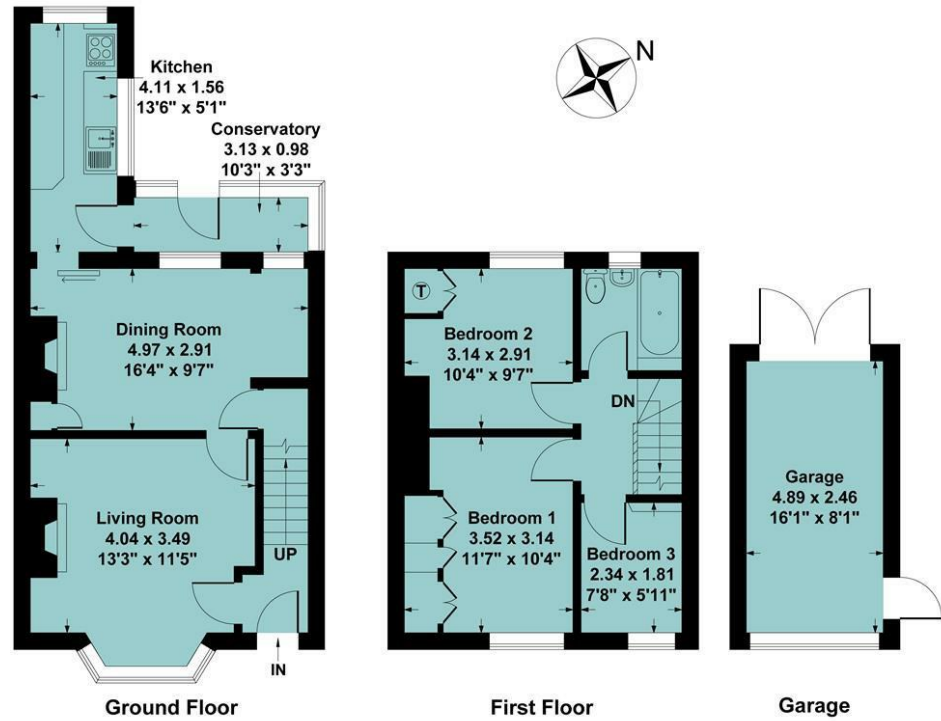


Agents Note

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 = 45.05 sq m / 485 sq ft
 First Floor Approx Area = 32.68 sq m / 352 sq ft
 Garage Approx Area = 12.02 sq m / 129 sq ft
 Total Area = 89.75 sq m / 966 sq ft

Measurements are approximate, not to scale, illustration is for identification purposes only.
www.focuspointhomes.co.uk

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			76
(55-65) D		55	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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 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.



56 Ruscote Avenue
 Banbury



56 Ruscote Avenue, Banbury, Oxfordshire, OX16 2NN

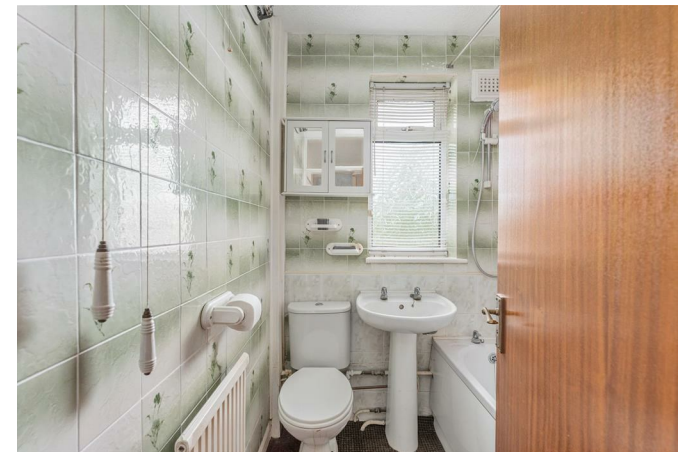
Approximate distances

Banbury town centre 1 mile
Banbury train station 1.25 miles
Junction 11 (M40 motorway) 1.5 miles
Stratford upon Avon 19 miles
Oxford 25 miles
Banbury to London Marylebone 55 mins by rail approx.
Banbury to Oxford 17 mins by rail approx.
Banbury to Birmingham 50 mins by rail approx

A THREE BEDROOM TERRACED HOUSE REQUIRING IMPROVEMENT WITH LARGE REAR GARDEN, REAR VEHICULAR ACCESS AND GARAGE

Hall, sitting room, dining room, kitchen, three bedrooms, bathroom, gas ch via rads, uPVC double glazing, front and rear gardens, garage. Energy rating D.

£225,000 FREEHOLD



Directions

From Banbury town centre proceed in a northwesterly direction along the Warwick Road (B4100). Continue to the second of two mini roundabouts and turn right opposite the arcade of shops into Ruscote Avenue. The property will be found after the turning for Sinclair Avenue on the left 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 terraced house believed to date back to between the wars which requires updating.

* Located not far from the town centre and within walking distance of local amenities and places of work. It is also convenient for access to food outlets, supermarkets and junction 11 of the M40 motorway.

* Sitting room with bay window to front, fitted gas fire, two wall light points.

* Dining room with two windows to rear overlooking the garden.

* Galley kitchen with a range of base and eye level units, electric cooker point, sink, plumbing for washing machine, space for fridge, wall mounted gas fired boiler, windows to side and rear overlooking the garden, door to a lean-to which in turn opens to the garden.

* Main double bedroom with window to front and fitted wardrobes.

* Second double bedroom with window to rear and built-in wardrobe.

* Third single bedroom with window to front.

* Bathroom fitted with a white suite comprising panelled bath with shower over and fully tiled surround, wash hand basin and WC, window.

* Front garden and path to front door.

* Rear vehicular access via Evenlode leads to the garage at the foot of the garden which is approached via double wooden doors, has power and light connected and windows.

* The rear garden is long and includes a raised paved terrace with steps down to the lawns and borders, fruit trees, patio, greenhouse and shed.

* We believe that most prospective purchasers will wish to carry out cosmetic improvements throughout.

Services

All mains services are connected. The Gloworm wall mounted gas fired boiler is located in the kitchen.

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.

