

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 = 37.92 sq m / 408 sq ft
 First Floor Approx Area = 26.02 sq m / 280 sq ft
 Second Floor Approx Area = 14.23 sq m / 153 sq ft
 Garage Approx Area = 16.16 sq m / 174 sq ft
 Total Area = 94.33 sq m / 1015 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 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		62	
(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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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.



Poppy Cottage, 116 Broughton Road
 Banbury



**Poppy Cottage, 116 Broughton Road,
Banbury, Oxfordshire, OX16 9QQ**

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 DELIGHTFUL PERIOD THREE STOREY TOWNHOUSE WITH CHARACTER FEATURES AND MODERN FITTINGS WHICH IS WELL PRESENTED AND CONVENIENTLY LOCATED A SHORT WALK FROM THE TOWN CENTRE WITH A GENEROUS REAR GARDEN AND A LARGE GARAGE TO THE REAR

Living room, dining room, kitchen, utility, downstairs bathroom, two double bedrooms, bedroom three/study, gas ch via rads, uPVC double glazing, large garage, front and rear gardens, no upward chain. Energy rating D.

£249,000 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 after a short distance 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:

- * Ideal for home workers, first time buyers or investors.
- * Sitting room with fireplace (temporarily blocked) and adjacent gas point, large Georgian style window to front and open access to the dining room.
- * Dining room with lovely original internal window, ample space for table and chairs, recessed shelving, semi open plan to the kitchen.
- * Re-fitted kitchen with a range of light grey shaker style units, space for cooker and fridge/freezer, window to rear overlooking the garden, open access to the utility.
- * Utility with space and plumbing for washing machine, eye level cupboard, door to bathroom and door to garden.
- * Bathroom fitted with a white suite comprising bath with shower over, WC, wash hand basin, windows to side and rear, tiled flooring.
- * First floor landing with doors to bedroom one and bedroom three/study which is ideal for home workers.
- * Bedroom one is a double with window to front and a built-in storage cupboard over the stairs.
- * Study/bedroom three with window to rear overlooking the garden, cupboard housing the boiler and further stairs to the second floor.

* Large second floor double bedroom with window to front, eaves storage and exposed brick chimney breast, further velux window, exposed beam.

* The rear garden is mainly laid to lawn with a hedgerow path running alongside to the shed. Gated side access at the top of the garden over which the neighbouring property has a right of way.

* A path leads to the front door and there is a small front garden afforded privacy by a hedge to the front.

* A larger than average garage at the foot of the garden is approached via shared vehicular access to the rear and an up and over door.

Services

All mains services are connected. The Worcester wall mounted gas fired combination boiler is located in a cupboard in the study/third bedroom.

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.