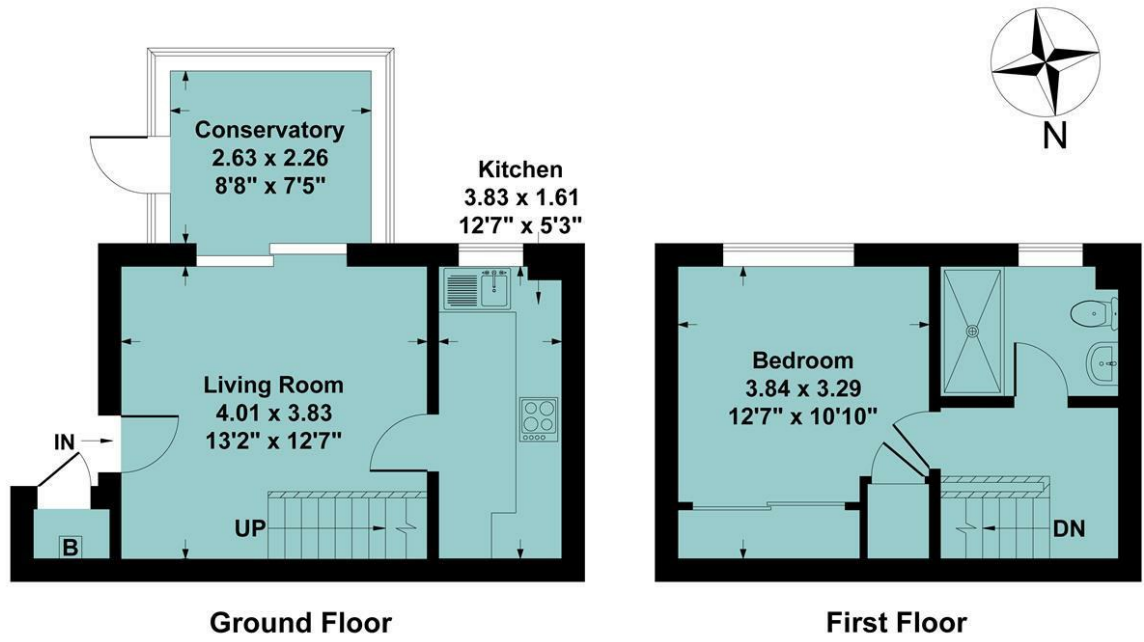


**Agents Note**

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 = 29.57 sq m / 318 sq ft**  
**First Floor Approx Area = 22.09 sq m / 238 sq ft**  
**Total Area = 51.66 sq m / 556 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		74	79
(55-68) D			
(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.



47 Rosedale Avenue  
 Banbury



# 47 Rosedale Avenue, Banbury, Oxfordshire, OX16 1FJ

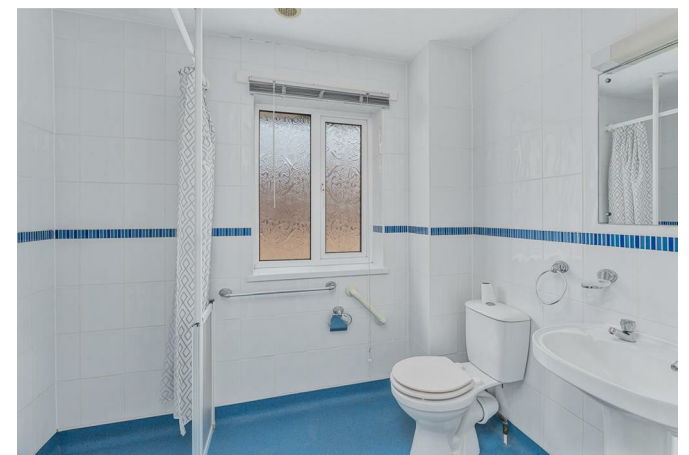
## Approximate distances

Banbury town centre 1.25 miles  
Banbury train station 1.5 miles  
Junction 11 (M40) 2 miles  
Leamington Spa 19 miles  
Oxford 25 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 ONE BEDROOM HOUSE LOCATED IN A TUCKED AWAY POSITION WITH NO PASSING TRAFFIC ENJOYING A LARGER THAN AVERAGE SOUTHWEST FACING GARDEN AND AN ALLOCATED PARKING SPACE OFFERED WITH NO ONWARD CHAIN**

**Sitting room, conservatory, kitchen, double bedroom wet room, gas ch via rads, gardens to side and rear, no upward chain, allocated parking space. Energy rating C.**

**£190,000 FREEHOLD**



## Directions

From Banbury town centre proceed in a north-westerly direction along the Warwick Road (B41000). Travel towards the outskirts of the town and having passed the turning at the traffic lights for Stratford upon Avon continue to the roundabout and turn right into Highlands. Continue for approximately ¼ of a mile and turn left into Rosedale Avenue. Follow the road around the green as it bends around to the right and then straight on following the numbering system and the property will be found at the end on the right tucked away behind the neighbouring house.

## 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 one bedroom cluster home which dates back to the mid 1980's when it was constructed by Taylor Woodrow Homes.
- \* Located in a tucked away position at the end of this no through road on the northern side of Banbury with no passing traffic.
- \* Enjoying a larger than average rear garden for a property of this size which extends to the side and has a stunning south-westerly aspect.
- \* Single allocated parking space a few metres away from the house.
- \* Sitting room with doors opening to the conservatory which in turn opens to the rear garden.
- \* Kitchen with a range of white gloss units incorporating a built-in oven, hob and extractor, window to rear.
- \* Double bedroom with window.

\* Wet room with walk-in shower, wash hand basin and WC, window.

\* Gas central heating via radiators and uPVC double glazing.

\* High level of privacy afforded to the rear.

## Services

All mains services are connected.

## Local Authority

Cherwell District Council. Council tax band A.

## 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.