



2 Easington Gardens

Banbury

A THREE BEDROOM SEMI DETACHED PROPERTY WITH A LARGE FRONTAGE AND DRIVEWAY OFFERED WITH NO ONWARD CHAIN

Entrance hall, living room, dining room, kitchen, downstairs WC, three bedrooms, bathroom, store, driveway, front and rear gardens. Energy rating D.

£240,000 FREEHOLD



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.

The Property

It should be noted that this property is of steel framed construction (BISF type). It is therefore of non standard construction and properties of this type were constructed commonly soon after the end of World War II when there was a shortage of traditional building materials.

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 home.
- * Large frontage.
- * Driveway parking.
- * Ideal for first time buyers.
- * Offered with no onward chain.
- * Spacious entrance hall with stairs to first floor.
- * Living room with large window to front allowing in lots of light and opening to the dining room.
- * Dining room with ample space for table and chairs, window overlooking the rear garden and door to kitchen.
- * Kitchen comprising wall and base mounted units with space and plumbing for washing machine, space for cooker, space for fridge freezer, window overlooking the rear garden.
- * Rear hallway with downstairs WC comprising wash hand basin and WC, door to side.
- * First floor landing with window to side.
- * The master bedroom is a double with built-in wardrobe and window to front.
- * The second bedroom is also a double with two built-in wardrobes and a window overlooking the rear garden.
- * Further single bedroom with small storage cupboard.
- * Bathroom comprising wash hand basin, WC, bath with shower over, window.
- * Outside there is a spacious rear garden with gravelled area, large shed and gated access to the front.
- * Large frontage mainly laid to lawn with driveway parking for two cars.

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: D

A copy of the full Energy Performance Certificate is available on request.

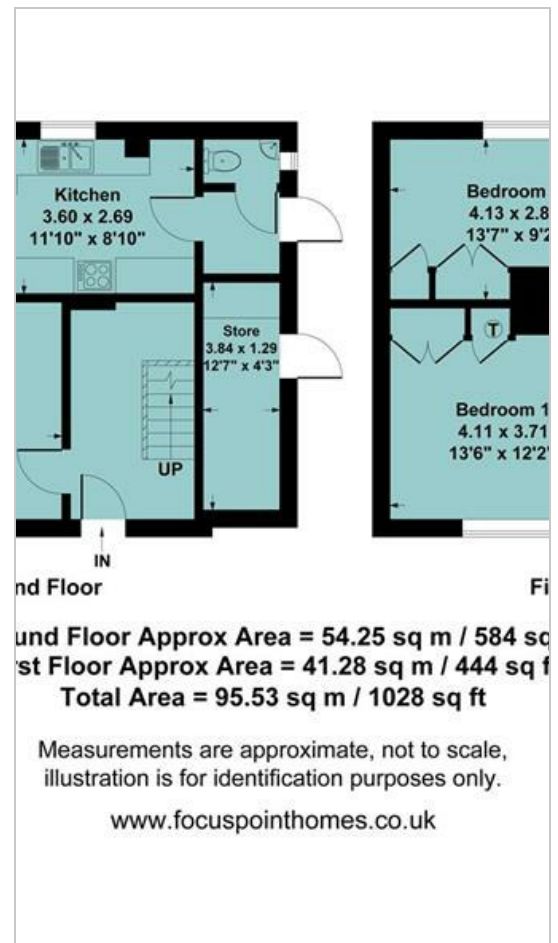
Anti Money Laundering Regulations

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.

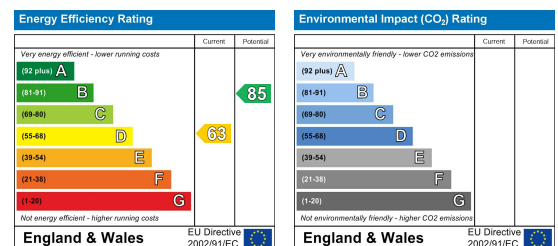
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.