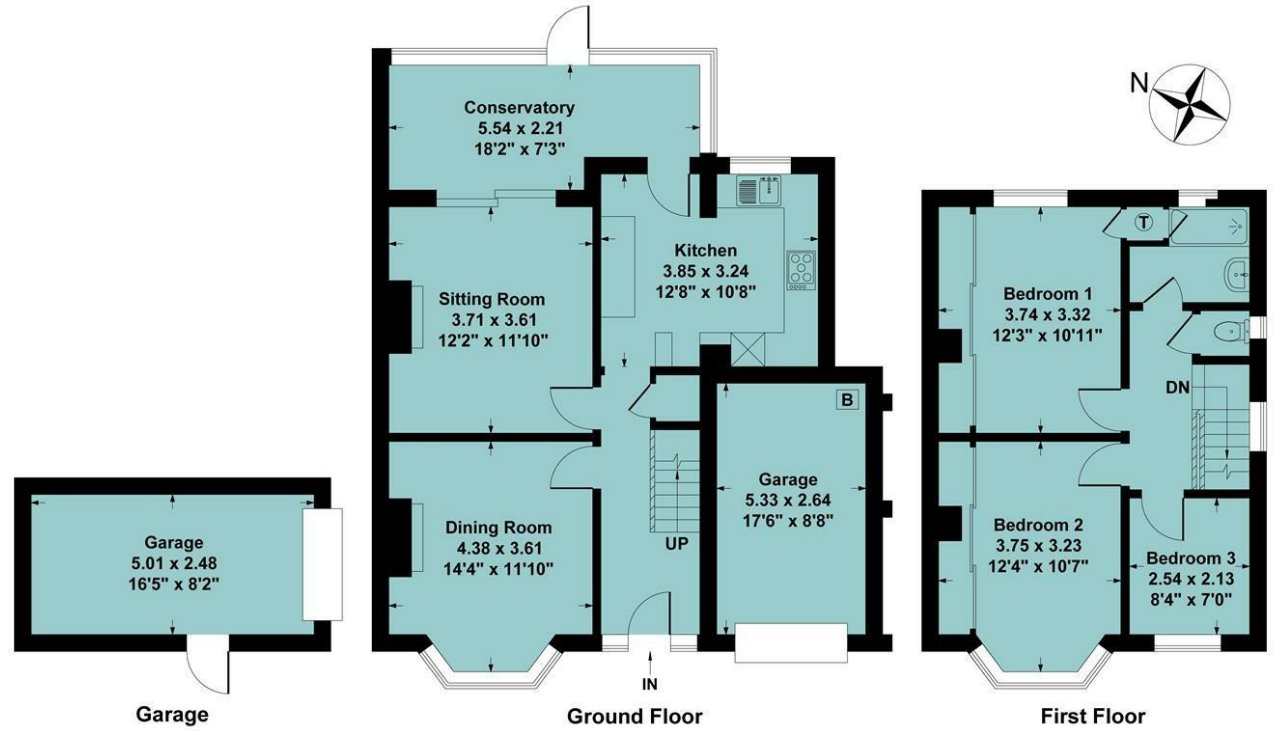


Agents Note

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 = 63.92 sq m / 688 sq ft
First Floor Approx Area = 43.06 sq m / 464 sq ft
Garage Approx Area = 24.17 sq m / 260 sq ft
Total Area = 131.15 sq m / 1412 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			69
(55-65) D			
(39-54) E			
(21-38) F		34	
(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.



50 Manor Road
 Banbury



50 Manor Road, Banbury, Oxfordshire, OX16 3JE

Approximate distances

Banbury town centre 1 mile
Banbury railway station 0.75 miles
Junction 11 (M40 motorway) 0.5 miles
Oxford 20 miles
Stratford upon Avon 19 miles
Leamington Spa 17 miles
Banbury to London Marylebone by rail 55 mins approx.
Banbury to Oxford by rail 17 mins approx.
Banbury to Birmingham by rail 50 mins approx.

AN EXTENDED THREE BEDROOM SEMI DETACHED HOUSE ON THE EASTERN SIDE OF BANBURY OCCUPYING A GENEROUS PLOT AND WITH MODERN FITTINGS

Hall, sitting room, dining room, conservatory, refitted kitchen, three bedrooms, modern shower room, separate WC, driveway parking, rear vehicular access, garage, good sized rear garden. Energy rating F.

£295,000 FREEHOLD



Directions

From Banbury town centre proceed in an easterly direction via Bridge Street into the Middleton Road. Continue for approximately 3/4 of a mile and at the traffic lights adjacent to Tesco Express turn left into Daventry Road. At the mini roundabout bear left into Manor Road and follow the road to the next mini roundabout bearing left again. The property will be found after a short distance 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:

- * Mature semi detached house which has been extended at ground floor level.
- * Occupying a generous plot with off road parking to front and garage to rear.
- * Sitting room with brick fireplace, bay window to front, picture rails.
- * Dining room with patio doors to conservatory, fitted gas fire, picture rails.
- * Larger lean-to conservatory with power connected.
- * Recently re-fitted kitchen with a range of grey units, built-in double oven, gas hob, plumbing for washing machine, space for fridge/freezer and tumble dryer, window to rear.
- * Main double bedroom with bay window to front and built-in wardrobes.

* Second double bedroom with window to rear, wall to wall built-in wardrobes and airing cupboard.

* Third single bedroom with window to front.

* Modern shower room fitted with a white suite. Separate WC.

* To the front there is a lawned garden and driveway providing off road parking. A gate at the side opens to a large rear garden with a shaped patio with lawn and paved area beyond providing off road parking space for additional vehicles such as a caravan or camper van if required. There is a personal door opening to the single garage which is approached via a shared vehicular access via a service road. The garage houses the gas fired boiler, has an up and over door, power and light connected.

Services

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

Local Authority

Cherwell District Council. Council tax band C.

Viewing

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

Energy rating: F

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.