

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 = 80.84 sq m / 870 sq ft
 First Floor Approx Area = 62.25 sq m / 670 sq ft
 Garage Approx Area = 14.08 sq m / 152 sq ft
 Total Area = 157.17 sq m / 1692 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		67	74
(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.



5 Elizabeth Rise
 Banbury



5 Elizabeth Rise, Banbury, Oxfordshire, OX16 9LZ

Approximate distances

Banbury town centre 0.8 miles
Junction 11 (M40 motorway) 3 miles
Banbury railway station 1.5 miles
Oxford 25 miles
Stratford upon Avon 20 miles
Leamington Spa 19 miles
Banbury to London Marylebone by rail approx. 55 mins
Banbury to Birmingham by rail approx. 50 mins
Banbury to Oxford by rail approx. 19 mins

A WELL PRESENTED EXTENDED SPACIOUS DETACHED FAMILY HOUSE IN A HIGHLY SOUGHT AFTER RESIDENTIAL AREA CONVENIENTLY LOCATED FOR SCHOOLING, LOCAL AMENITIES AND TOWN

Porch, hall, living room, dining room/office or play room, kitchen/dining room, utility room, WC, four double bedrooms, bathroom, shower room, gas ch via rads, UPVC double glazing, garage, driveway parking, large mature rear garden. Energy rating D.

£550,000 FREEHOLD



Directions

From Banbury Cross proceed along South Bar to the traffic lights and turn right into Bloxham Road (A361). Take the second turning on the right into Queensway and then the first left into Elizabeth Rise. The property will be found after a short distance on the left hand side.

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:

- * An substantial extended detached family house constructed in the late 1950's.
- * Located in a favoured residential area which is within walking distance of primary and secondary schools, local amenities and the town centre beyond.
- * The well balanced accommodation is arranged on two floors and is practical with flexible accommodation at ground floor level complemented by a utility room and ground floor WC.
- * The first floor includes four double bedrooms, a family bathroom and a separate shower room.
- * Living room with fireplace and wood burning stove, French doors opening to the rear garden.
- * Kitchen/dining room with extensive storage, triple aspect and space for table and chairs.
- * Dining room/office or play room with window to front.

- * Garage and off road driveway parking.
- * Large mature rear garden including a paved patio, raised beds and borders, pond, soft fruits, mature trees and shrubs.

Services

All mains services are connected. The boiler is located in the utility room.

Local Authority

Cherwell District Council. Council tax band E.

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.