

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 First Floor Second Floor

Ground Floor Approx Area = 51.01 sq m / 549 sq ft
 First Floor Approx Area = 34.17 sq m / 368 sq ft
 Second Floor Approx Area = 27.05 sq m / 291 sq ft
 Total Area = 112.23 sq m / 1208 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		65	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.



50 Park Road
 Banbury



50 Park Road, Banbury, Oxfordshire, OX16 0DN

Approximate distances
Banbury town centre 0.5 miles
Banbury train station 1 mile
Oxford 23 miles
Chipping Norton 13 miles
Banbury to London Marylebone by rail approx. 55 mins.

A WELL PRESENTED TWO BEDROOM THREE STOREY VICTORIAN TOWN HOUSE LOCATED WITHIN WALKING DISTANCE OF THE TOWN CENTRE, LOCAL LEISURE CENTRE AND GOOD LOCAL SCHOOLS.

Entrance hall, living room, dining room, kitchen, utility cupboard, two bedrooms, bathroom, garden. Energy rating D.

£340,000 FREEHOLD



Directions

From Banbury Cross proceed via West Bar into Broughton Road and after Banbury and Bicester College take the first turning on the right into Bath Road. After approximately 250 yards turn left into Park Road. Continue up this road passing Queens Road on the right hand side and after a short distance number 50 will be found on the right.

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 three storey Victorian townhouse.
- * Ideally positioned with walking distance of schools, town centre, Peoples Park and local leisure centre.
- * Entrance hall with exposed wood flooring and stairs rising.
- * Warm and cosy living room with window to the front, wood flooring and feature fireplace.
- * Spacious dining room with ample space for dining table, shelving, access to large understairs storage cupboard and steps down to kitchen.
- * Extended kitchen with solid oak wall and base mounted units with worktop over, space for oven and fridge/freezer, two skylights allowing lots of light, door opening to rear garden and access to utility cupboard housing the gas fired boiler and having space and plumbing for washing machine and tumble dryer.
- * Stairs rising to first floor.

* Double bedroom with built-in wardrobe, window to front and ornamental fireplace.

* Large bathroom comprising shower cubicle, bath, WC, wash hand basin, window and radiator.

* Stairs rising to second floor.

* Spacious double bedroom with ample space for wardrobe and drawers, three skylights and access to eaves storage.

* The rear garden is an ideal entertainment space with ample space for table and chairs, shrub borders and shed. Rear gate leads to a path which leads to Kings Road.

Services

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

Local Authority

Cherwell District Council. Council tax band C.

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.