

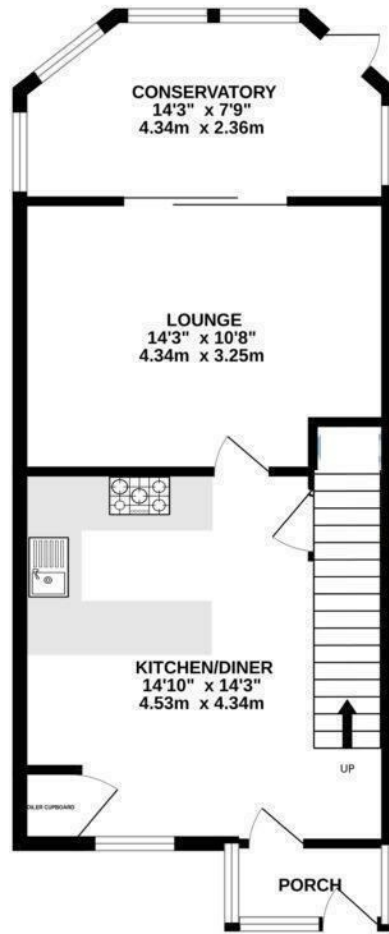
Agents Note

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.

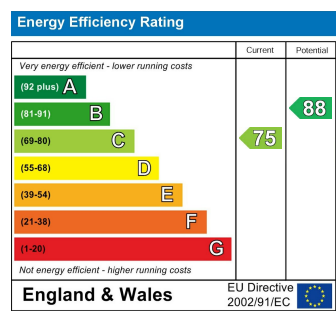
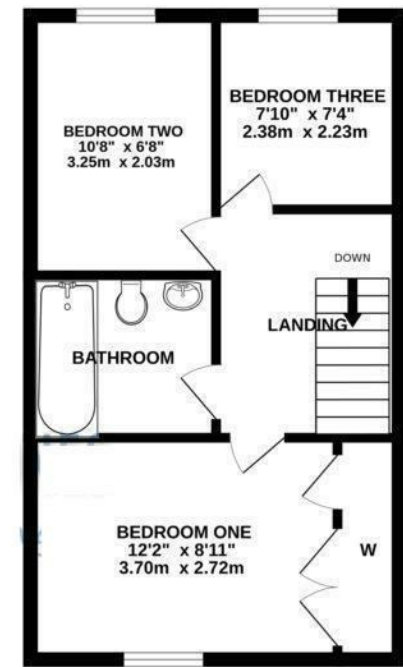
Referral fees

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
496 sq.ft. (46.1 sq.m.) approx.



1ST FLOOR
379 sq.ft. (35.2 sq.m.) approx.



TOTAL FLOOR AREA : 875 sq.ft. (81.3 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix 12/2023

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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.



23 Guernsey Way
Banbury



23 Guernsey Way, Banbury, Oxfordshire, OX16 1UE

Approximate distances

Banbury town centre 1.2 miles
Junction 11 (M40 motorway) 2.5 mile
Banbury railway station 2.25 miles
Oxford 23 miles
Stratford upon Avon 18 miles
Leamington Spa 17 miles
Banbury to London Marylebone by rail 55 mins
Banbury to Birmingham by rail approx. 50 mins
Banbury to Oxford by rail approx. 19 mins

A THREE BEDROOM MID TERRACED HOME CLOSE TO LOCAL SCHOOL AND AMENITIES

Entrance porch, kitchen/diner, lounge, conservatory, three bedrooms, family bathroom, rear garden, garage in a block, communal on street parking. Energy rating C.

£245,000 FREEHOLD



Directions

From Banbury town centre proceed in a northwesterly direction along the Warwick Road (B4100). Towards the outskirts of the town turn right at the roundabout into Highlands. After the chicane take the second turning on the left into Hereford Way. Continue along this road as it bears to the left into Guernsey Way and 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:

* Entrance porch opening to kitchen/diner which has wall and base mounted units, integrated oven and hob, ample space for table and chairs, window overlooking the front and access to storage cupboard.

* Light and airy lounge with sliding doors to the conservatory.

* Conservatory with door to the rear garden.

* First floor landing.

* The master bedroom is a double with built-in wardrobes.

* Two further bedrooms overlooking the rear garden.

* Bathroom comprising bath with shower over, WC and wash hand basin.

* Low maintenance rear garden which is mainly laid to lawn with gate leading to pathway which leads to the garages.

Services

All mains services are connected.

Local Authority

Cherwell District Council. Council tax band B.

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.