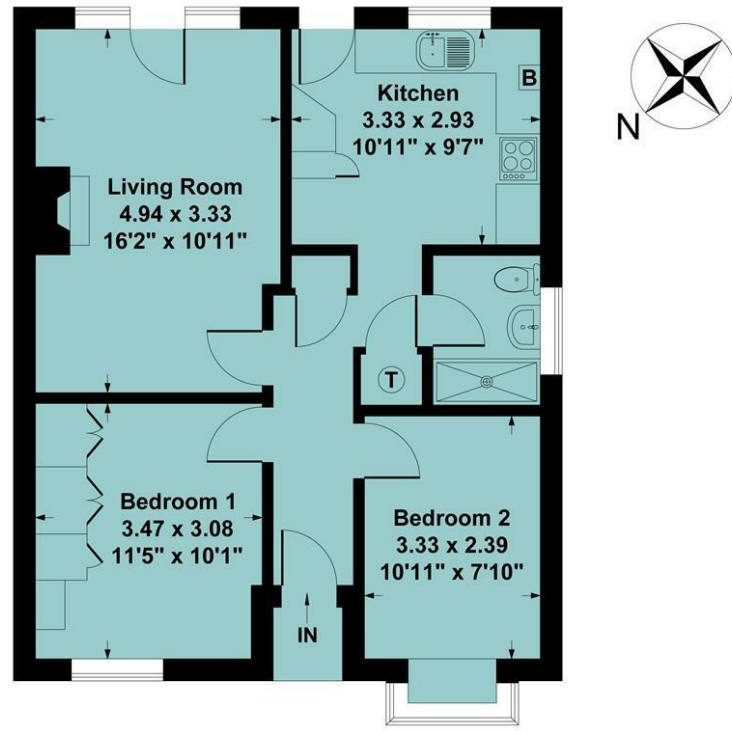


Agents Note

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

Ground Floor Approx Area = 57.90 sq m / 623 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		63	72
(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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 31-32 High Street, Banbury, Oxfordshire OX16 5ER



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.



**33 Mewburn Road
Banbury**



33 Mewburn Road, Banbury, Oxfordshire,
OX16 9PQ

Approximate distances

Banbury town centre 0.75 miles
Banbury railway station 1.5 miles
Junction 11 (M40 motorway) 2.5 miles
Oxford 22 miles
Banbury to London Marylebone by rail approx. 55 mins
Banbury to Birmingham by rail approx. 50 mins
Banbury to Oxford by rail approx. 17 mins

A TWO BEDROOM SEMI DETACHED BUNGALOW IN THIS HIGHLY REGARDED RESIDENTIAL AREA WITHIN WALKING DISTANCE OF SHOPS AND NOT FAR FROM THE TOWN CENTRE

Hall, sitting room, kitchen/breakfast room, two double bedrooms, shower room, gas ch via rads, uPVC double glazing, off road driveway parking, generous rear garden, attractive outlooks. Energy rating D.

Offers in excess of £260,000 FREEHOLD



Directions

From Banbury Cross proceed along West Bar and before continuing into the Broughton Road turn left into Beargarden Road and then immediately right into Kingsway. Take the next turning on the right into Mewburn Road and the property will be found after approximately 200 yards 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:

* A brick built semi detached two bedroom bungalow believed to date back to the 1960's which requires some cosmetic improvement.

* Located in a popular residential area to the west of the town centre and within walking distance of local amenities including shops.

* Pleasant outlooks to the rear over the garden and rooftops beyond.

* Hall with fitted mat, laminate wood effect floor, hatch to loft, door to built-in storage cupboard and separate built-in airing cupboard.

* Sitting room with Hornton stone fireplace (gas point to side), sliding uPVC double glazed patio doors opening to the rear garden.

* Kitchen/breakfast room fitted with a range of cream units incorporating an integrated dishwasher, plumbing for washing machine, space for fridge/freezer, space for table and chairs, door and window opening to the rear garden, wall mounted gas fired boiler.

* Main double bedroom with window to front, laminate wood effect floor, fitted wardrobes and drawers.

* Second small double/large single bedroom with window to front and laminate wood effect floor.

* Wet room fitted with a white suite including fully tiled walk-in shower, wash hand basin and WC, fully tiled walls, radiator.

* uPVC double glazing and gas central heating via radiators.

* To the front of the property there is a lawned garden with borders and steps leading down to the front door.

* A driveway at the side provides off road parking space for several vehicles.

* A gate opens to the rear garden from the driveway where there is a raised deck approached from the kitchen, patios, lawn and borders, greenhouse and shed.

Services

All mains services are connected. The wall mounted gas fired boiler is located in a kitchen cupboard.

* No upward chain.

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.

