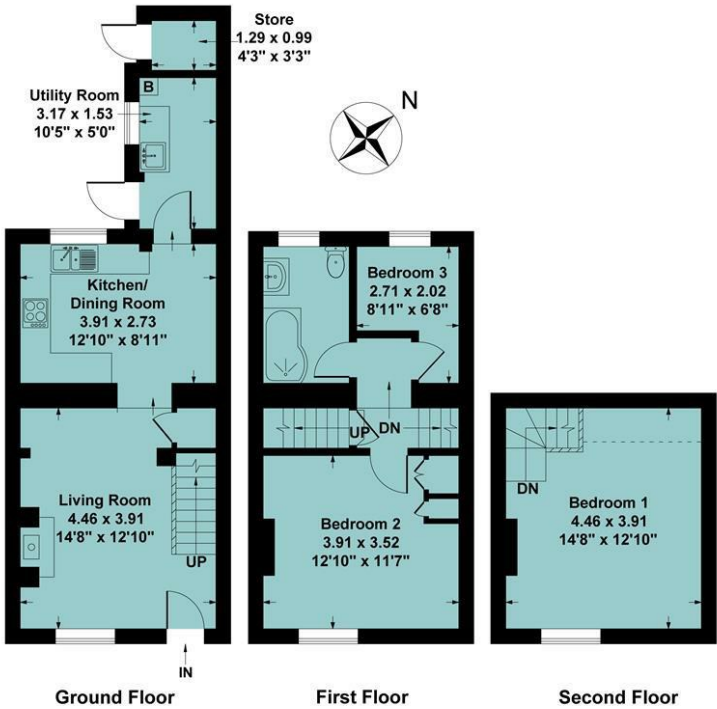


Agents Note

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.

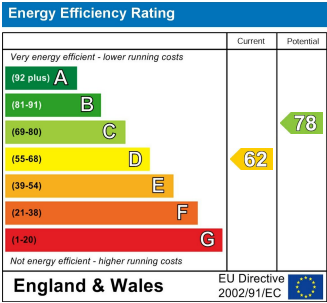
Referral fees

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 = 35.13 sq m / 378 sq ft
First Floor Approx Area = 29.85 sq m / 321 sq ft
Second Floor Approx Area = 17.23 sq m / 185 sq ft
Outbuilding Area = 1.27 sq m / 14 sq ft
Total Area = 83.48 sq m / 898 sq ft

Measurements are approximate, not to scale,
illustration is for identification purposes only.
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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.



162 Broughton Road
Banbury



162 Broughton Road, Banbury,
Oxfordshire, OX16 9QQ

Approximate distances
Banbury town centre 0.25 miles
Banbury train station 0.75 miles
Oxford 23 miles
Banbury to London Marylebone by rail 65 mins
Banbury to Oxford by rail 17 mins
Banbury to Birmingham by rail 50 mins

A THREE BEDROOM CHARACTER TOWNHOUSE
LOCATED WITHIN WALKING DISTANCE TO THE TOWN
CENTRE

Living room, kitchen/dining room, utility room,
three bedrooms, family bathroom, long rear
garden, outside store. Energy rating D.

£292,000 FREEHOLD



Directions

From Banbury town centre proceed in a westerly direction along West Bar Street and into the Broughton Road. Continue past the turning for Bath Road where the property will be found on the right hand side halfway along up the hill.

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.

162 Broughton Road is a well presented townhouse ideally situated within walking distance of the town centre and amenities therein. The spacious accommodation is arranged over three floors and combines character features including wooden floors and doors, exposed beams and a wood burning stove for practical modern living. Outside the property enjoys a long rear garden that has been maintained by the current owner over the years.

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:

- * Light and airy living room with exposed wood flooring, wood burning stove and stairs to first floor.
- * Kitchen/dining room with base mounted units with worktop over, ample space for table and chairs and window overlooking the rear garden.
- * Utility room with space and plumbing for washing machine, space for fridge freezer, door and window to rear garden.
- * First floor landing with door to stairs leading to the top floor.

- * Double bedroom with exposed wood floor, access to wardrobes and understairs storage cupboard.
- * Further single bedroom currently being used as an office space with window to rear.
- * Bathroom comprising walk-in shower cubicle, WC, wash hand basin and window.
- * On the top floor is the double master bedroom with space for wardrobe.
- * To the rear of the property is a very long rear garden which the current owner has maintained over the years and comprises various shrubs and plant borders leading down to a useful shed located at the bottom of the garden.
- * On street parking.

Services

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

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.