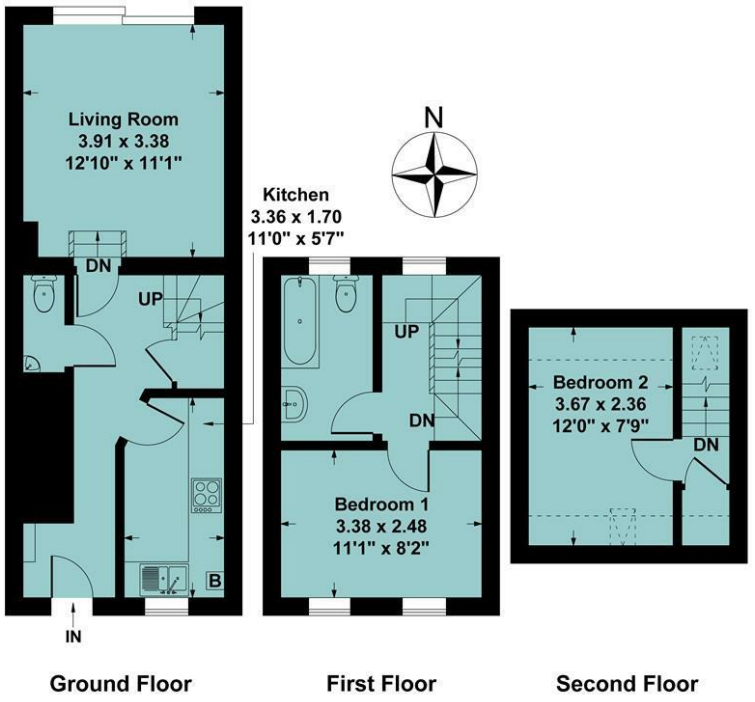
Agents Note

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

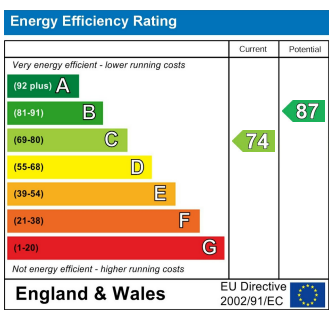
Anker and Partners earn supplementary income from various sources relating to the provision, referral and introduction of services and products to our clients and customers. This may be in the form of a fixed fee or a percentage of a premium, fee or invoice. This is not done in all cases and use of these 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 = 32.54 sq m / 350 sq ft
First Floor Approx Area = 18.31 sq m / 197 sq ft
Second Floor Approx Area = 12.40 sq m / 134 sq ft
Total Area = 63.25 sq m / 681 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.



4 Jervis Terrace, St Johns Road
Banbury

Anker

4 Jervis Terrace, St Johns Road, Banbury, Oxfordshire, OX16 5AH



Approximate distances
Banbury town centre 0.25 miles
Junction 11 (M40) 1.25 miles
Bicester 15 miles
Stratford upon Avon 21 miles
Oxford 24 miles
Banbury to London Marylebone by rail approx. 55 mins
Banbury to Oxford by rail approx. 17 mins
Banbury to Birmingham by rail approx. 50 mins

OFFERED TO THE MARKET CHAIN FREE IS THIS THREE STOREY TWO BEDROOM END OF TERRACE HOUSE LOCATED IN THE TOWN CENTRE AND BENEFITTING FROM DRIVEWAY PARKING

Entrance hall, kitchen, living room, downstairs WC, first floor bedroom and bathroom, second floor bedroom and storage cupboard, rear garden and driveway parking. Energy rating C.

£225,000 FREEHOLD











Directions

From Banbury Cross proceed in a southerly direction along South Bar Street. Before reaching the traffic lights turn left into St. John's Road. Continue to the end of the road and the property will be found as the final house 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.

The Property

A floorplan has been prepared to show the room sizes and layout as detailed below. Some of the main features include:

* Entrance hall meter cupboard, understairs storage cupboard, doors to the cloakroom and kitchen, stairs to first floor, steps down to the living room.

* Kitchen fitted with a range of wood effect base and eye level units with worktop over, one and a half bowl sink unit, integrated oven with four ring gas hob and extractor over, space and plumbing for washing machine, space for under counter fridge, tiled floor, tiled splashback, window to front.

* Cloakroom with WC and wash hand basin.

* Steps down from the hallway lead to the living room with sliding doors to the patio.

* First floor landing with window to rear, doors to bedroom one and the bathroom.

* Bedroom one is a double with window to the front.

* Bathroom fitted with a white suite comprising bath with shower over, WC and wash hand basin, part tiled walls and window to rear.

* Second floor landing with built-in cupboard and a small double bedroom with velux window to front.

* Low maintenance rear garden comprising patio and gravelled areas.

* To the front of the property there is driveway parking for at least one vehicle.

Services

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

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 £35 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.