



12 Crouch Street

Banbury

A DECEPTIVELY SPACIOUS FOUR BEDROOM TOWNHOUSE BENEFITTING FROM FLEXIBLE ACCOMMODATION OVER FOUR FLOORS WITH TWO BATHROOMS AND AN ENCLOSED REAR GARDEN

Entrance hall, sitting room, kitchen/dining room, four bedrooms, family bathroom and shower room, cellar, enclosed rear garden, small front garden. Energy rating C.

£390,000 FREEHOLD



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 with door leading to sitting room.
- * Sitting room with large sash window to front, door to cellar, stairs to first floor, door to kitchen/dining room.
- * Kitchen/dining room fitted with a range of base and eye level units, integrated oven, four ring electric hob with extractor over, space for under counter fridge and freezer, space and plumbing for dishwasher, ample space for table and chairs, two sets of double doors leading to the garden.
- * First floor landing.
- * Master bedroom with sash window to front, built-in wardrobe and fireplace with ornamental surround.
- * Bedroom four which is a single with built-in storage cupboard housing the boiler, double doors to the balcony.
- * Family bathroom located at the rear, fitted with a free standing roll top bath, wash hand basin and WC, heated towel rail and double doors leading out to the balcony.
- * On the second floor are two further double bedrooms.
- * Bedroom three with sash window to front.
- * Bedroom four with two windows to the rear which used to be two separate rooms so it has the potential to be turned back into two rooms if needed.
- * Shower room with shower cubicle, wash hand basin and WC, part tiled walls and tiled flooring, storage cupboard over the stairs.
- * The rear garden is private, enclosed by walling and is mostly laid to lawn with a block paved patio.
- * To the front there is a small gravelled area. Permit parking is available. We understand it is £70 per permit per annum and guest passes are available.
- * Cellar with plastered walls, window to front, space and plumbing for washing machine, lighting.

Services

All mains services are connected. The boiler is located in a cupboard in bedroom four.

Cherwell District Council. Council tax band D.

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.

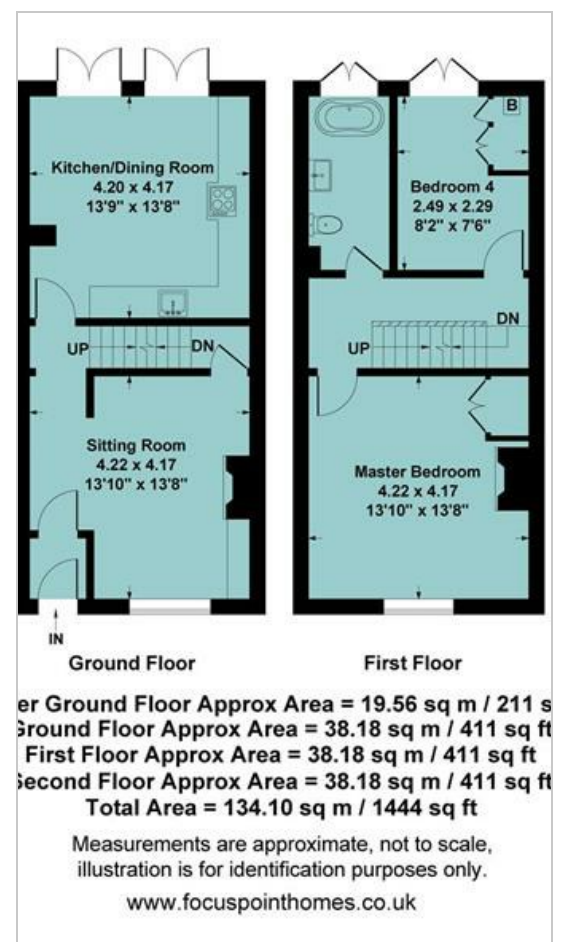
Anti Money Laundering Regulations

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.

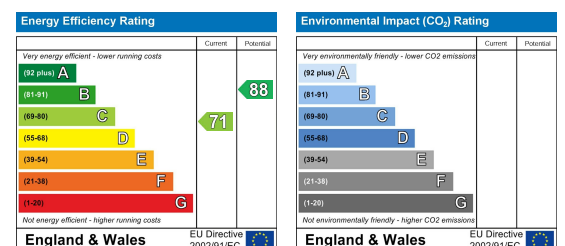
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.