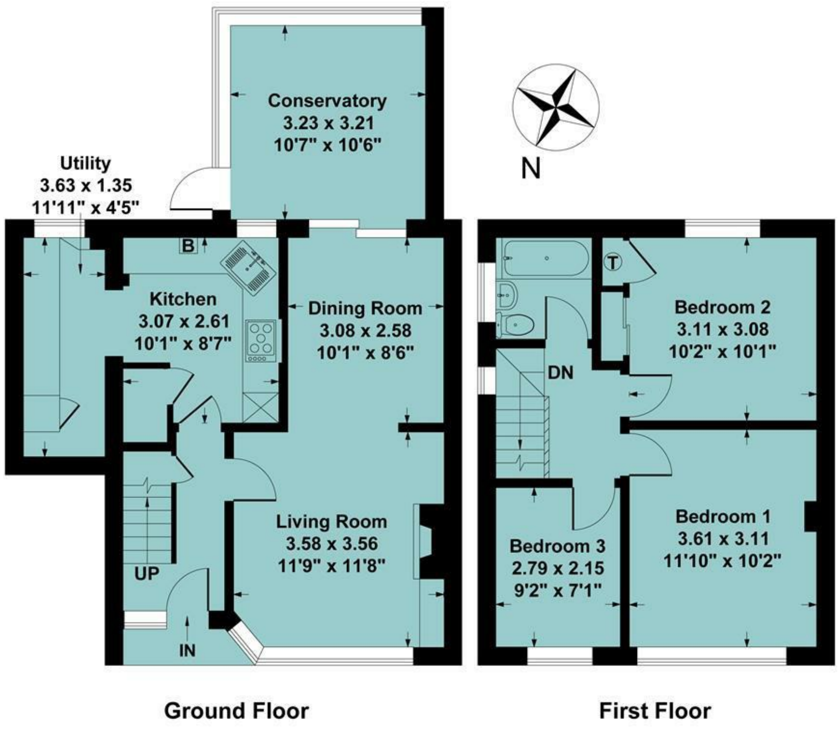
Agents Note

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

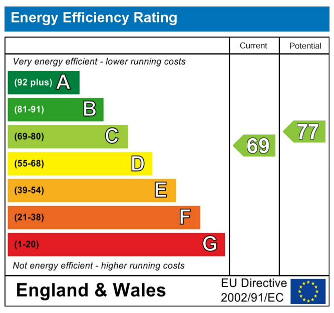
Anker and Partners earn supplementary income from various sources relating to the provision, referral and introduction of services and products to our clients and customers. This may be in the form of a fixed fee or a percentage of a premium, fee or invoice. This is not done in all cases and use of these 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 = 52.08 sq m / 561 sq ft
First Floor Approx Area = 36.00 sq m / 388 sq ft
Total Area = 89.32 sq m / 1062 sq ft

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

www.focuspointhomes.co.uk



01295 271414 ankerandpartners.co.uk post@ankerandpartners.co.uk
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.

83 Ruscote Avenue
Banbury

Anker

83 Ruscote Avenue, Banbury, Oxfordshire, OX16 2NL

Approximate distances
Banbury town centre 1 mile
Banbury train station 1.25 miles
Junction 11 (M40 motorway) 1.5 miles
Stratford upon Avon 19 miles
Oxford 25 miles
Banbury to London Marylebone 55 mins by rail approx.
Banbury to Oxford 17 mins by rail approx.
Banbury to Birmingham 50 mins by rail approx.

A WELL PRESENTED THREE BEDROOM SEMI DETACHED HOME LOCATED CLOSE TO PRIMARY SCHOOLS AND AMENITIES

Entrance hall, living room, dining room, kitchen, utility area, conservatory, three bedrooms, bathroom, rear garden, front driveway. Energy rating C.

£340,000 FREEHOLD

Directions

From Banbury town centre proceed in a northwesterly direction along the Warwick Road (B4100). Continue to the second of two mini roundabouts and turn right opposite the arcade of shops into Ruscote Avenue. Continue along Ruscote Avenue as the road bends to the right hand side to loop back around the central reservation and take the immediate left where signposted to Nursery Drive. The property will be found almost immediately on the right hand side and can be recognised by our "For

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:

* Ideal for first time buyers.

* Close to local primary school.

* Walking distance to local amenities including pub.

* Entrance hall with stairs to first floor and access to understairs storage cupboard.

* Light and airy living room with window to front, fireplace with wood surround and opening to the dining room.

* The dining room has ample space for table and chairs and opens to the conservatory.

* Kitchen with wall and base mounted units with built-in double oven, gas hob, fridge and window overlooking the rear garden, opening to a utility area with space and plumbing for washing machine, space for under counter fridge or freezer.

* Conservatory which the current vendor uses all year round as an extra reception room/entertaining space with windows and door overlooking the rear garden.

* First floor landing with window to side.

* The master bedroom is a double with exposed wood floor and space for wardrobes and drawers.

* The second bedroom is also a double with access to airing cupboard, built-in wardrobe and window overlooking the rear garden.

* Further single bedroom.

* Modern family bathroom comprising bath with shower over, WC, wash hand basin, extractor fan and window.

* Low maintenance rear garden with decking area ideal for table and chairs. Lawn with path leading to a summerhouse.

* To the front of the property is driveway parking.

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

Local Authority
Cherwell District Council. Council tax band C.

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.