

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 = 109.00 sq m / 1173 sq ft
 First Floor Approx Area = 34.60 sq m / 372 sq ft
 Garage Approx Area = 19.78 sq m / 213 sq ft
 Total Area = 163.38 sq m / 1758 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		65
(39-54) E	44	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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.



**Winds Whisper, 272 Broughton Road
 Banbury**



Winds Whisper, 272 Broughton Road, Banbury, Oxfordshire, OX16 9QW

Approximate distances

Banbury town centre 0.75 miles
Junction 11 (M40 motorway) 2.5 miles
Banbury railway station 1.25 miles
Oxford 24 miles
Stratford upon Avon 19 miles
Leamington Spa 18 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 DETACHED NON ESTATE INDIVIDUAL BUNGALOW IN NEED OF SOME UPDATING OCCUPYING A LARGE PLOT (0.25 ACRES) WITH GREAT POTENTIAL TO EXTEND OR REDEVELOP SUBJECT TO PLANNING PERMISSION

Large reception hall, spacious living room, kitchen/breakfast room, large conservatory/utility room, two double bedrooms, shower room, partially converted loft, oil fired central heating via radiators, uPVC double glazing, very large frontage with extensive off road parking, garage, generous rear garden, no upward chain. Energy rating E.

£495,000 FREEHOLD



Directions

From Banbury Cross proceed in a westerly direction via West Bar into Broughton Road. Continue straight on at the roundabout and the property will be found after approximately 250m on the right hand side and can be recognised by our "For Sale" board.

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:

* An individual detached non estate reconstituted stone built bungalow on the western outskirts of Banbury.

* Occupying a large plot extending to approximately 0.25 acres within a popular residential area.

* We believe that there is great potential to extend and/or re-develop the site subject to planning permission.

* Originally constructed as a two bedroom bungalow there is a partially converted loft which offers potential for a large third double bedroom subject to building regulations approval.

* Recessed porch and a very large reception hall.

* Spacious open plan living room with triple aspect and stone fireplace (currently blocked).

* Spacious kitchen/breakfast room with a range of wood effect units incorporating a built-in oven, ceramic hob, space for fridge, plumbing for dishwasher, window to rear and free standing oil fired boiler.

* A door from the kitchen opens to a large conservatory/utility room with radiator, uPVC double glazed doors and windows opening to the rear garden. power and light connected, partially separated utility area with plumbing for washing machine, space for tumble dryer, fridge and freezer.

* Main double bedroom with window to rear overlooking the garden.

* Second double bedroom with window to front overlooking the garden.

* Spacious shower room with a modern white suite, two windows, deep built-in airing cupboard, heated towel rail, ceramic tiled floor and fully tiled walls.

* The aforementioned partially converted loft has stairs from the hall which are approached via a door, windows to front and rear and undereaves boarded loft space.

* The bungalow stands well back from the road behind an exceptionally large frontage with shaped lawn and borders. A long block paved driveway provides extensive off road parking space and leads to a wider parking area in front of a detached single garage which has power and light connected, personal door to the garden and up and over door to the front.

* Gated side access opens to the rear garden where there is a patio, lawn, shed and a number of fruit trees including Apples and Plum. A door from the garden opens to a workshop/store which currently houses the oil tank.

Services

All mains services are connected with the exception of gas.

Local Authority

Cherwell District Council. Council tax band D.

Viewing

Strictly by prior arrangement with the Sole Agents Anker & Partners.

Energy rating: E

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.