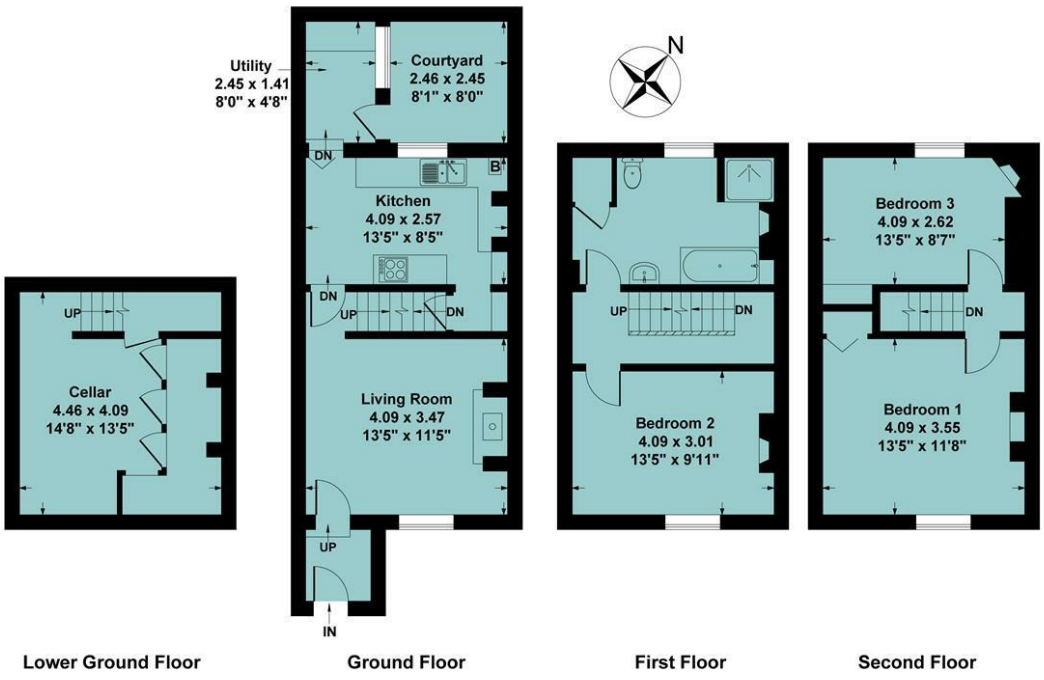
Agents Note

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.

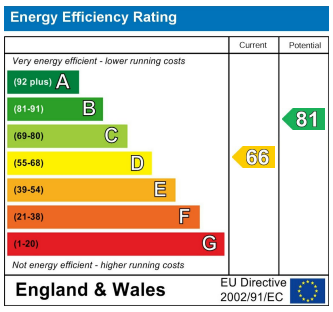


Lower Ground Floor Approx Area = 18.48 sq m / 199 sq ft
Ground Floor Approx Area = 35.81 sq m / 385 sq ft
First Floor Approx Area = 29.61 sq m / 319 sq ft
Second Floor Approx Area = 29.61 sq m / 319 sq ft
Courtyard Approx Area = 5.85 sq m / 63 sq ft

Total Area = 119.36 sq m / 1285 sq ft

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

www.focuspointhomes.co.uk



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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.



1 Milton Street
Banbury

Anker

1 Milton Street, Banbury, Oxfordshire, OX16 9PL



Approximate distances:
Banbury Town Centre - 0.2 miles
Banbury Train Station - 0.5 miles
Junction 11 M40 Motorway - 2 miles
Oxford - 23 miles
Stratford Upon Avon - 20 miles
Leamington Spa - 18 miles
Banbury to London Marylebone by rail 55 mins
Banbury to Oxford by rail 17 mins
Banbury to Birmingham by rail 50 mins

A SPACIOUS AND WELL PRESENTED PERIOD TOWN HOUSE LOCATED IN THE TOWN CENTRE AND BENEFITTING FROM THREE DOUBLE BEDROOMS OFFERED TO THE MARKET CHAIN FREE.

Entrance porch, lounge, kitchen, utility, cellar, three double bedrooms, family bathroom, front and rear courtyard gardens. Energy rating D.

Offers over £240,000 FREEHOLD











Directions

From Banbury Cross proceed in a westerly direction along West Bar Street into the Broughton Road. Take the first turning on the left hand side into Bear Garden Road. Milton Street will be found on the left hand side just passed the turning for Crouch Street. The property will be found on your left hand side.

Banbury

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 to lounge.

* Lounge with window to front, opening to kitchen, stairs to the first floor, open fire with log burner and wooden mantel.

* Kitchen fitted with a range of base units with white fronts and a dark worktops over, inset sink, integrated dishwasher, integrated four ring electric hob with extractor over, flagstone tiled floor, space for fridge/freezer, window to rear, recessed built in shelving, tiled splashback and door to the utility.

* Utility with steps down from the kitchen with flagstone tiled floor, worktop to match the kitchen, space and plumping for washing machine, two storage cupboard and a wall mounted storage cupboard, window and door leading to the rear courtyard garden.

* First floor landing with doors to bedroom one, family bathroom and stairs leading to the top floor.

* Bedroom one is a large double with window to front and cast iron fireplace (not in use).

* Family bathroom fitted with a four piece white suite comprising a panelled bath, WC, wash hand basin, shower cubicle, window to rear and storage cupboard housing hot water tank.

* Stairs rising to top floor leading to bedrooms two and three.

* Bedroom two is a large double located at the front of the property with a window looking to the front, open fireplace (not in use) and a built in storage cupboard.

* Bedroom three is also a double, located at the back of the property with window overlooking the rear courtyard garden.

* Cellar with tiled flooring and plenty of built in storage.

* The rear walled courtyard garden is laid to patio.

Services

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

Local Authority

Cherwell District Council - Band B

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.

Energy rating: D

A copy of the full Energy Performance Certificate is available on request.

Viewing

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