



100 Middleton Road

Banbury

A FOUR BEDROOM SEMI DETACHED HOME IN NEED OF MODERNISATION THROUGHOUT.

Entrance hall, living room, dining room, kitchen, downstairs bathroom, four bedrooms, upstairs WC, front garden and driveway, rear garden, store. Energy rating E.

£310,000 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:

- * Offered with no onward chain.
- * Close to local shops and amenities.
- * Close to local schools.
- * Driveway parking.
- * Entrance hall with access to understairs cupboard.

- * Living room with window overlooking rear garden.
- * Dining room with ample space for table and chairs.
- * Kitchen with wall and base units and door opening to garden.
- * Downstairs bathroom comprising of WC, wash hand basin, shower cubicle and window to side.
- * First floor landing.
- * The master bedroom is a double and overlooks the rear garden.
- * The second bedroom is also a double.
- * Two further single bedrooms both overlooking the rear garden.
- * Upstairs WC.
- * Low maintenance rear garden which is mostly laid to lawn with access to store and gated side access to front.
- * To the front of the property there is a driveway, the rest of the garden is laid to lawn.

Services

All main services are connected. Please note there is currently no central heating.

Local Authority

Cherwell District Council. Council tax band C.

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.

Floor Plans



Ground Floor Approx Area = 53.05 sq m / 571 sq ft
 First Floor Approx Area = 53.05 sq m / 571 sq ft
 Total Area = 106.10 sq m / 1142 sq ft

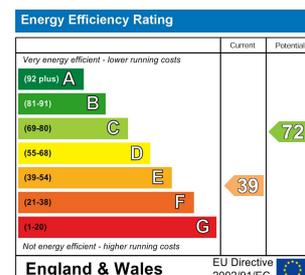
Measurements are approximate, not to scale, illustration is for identification purposes only.

www.focuspointhomes.co.uk

Area Map



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.