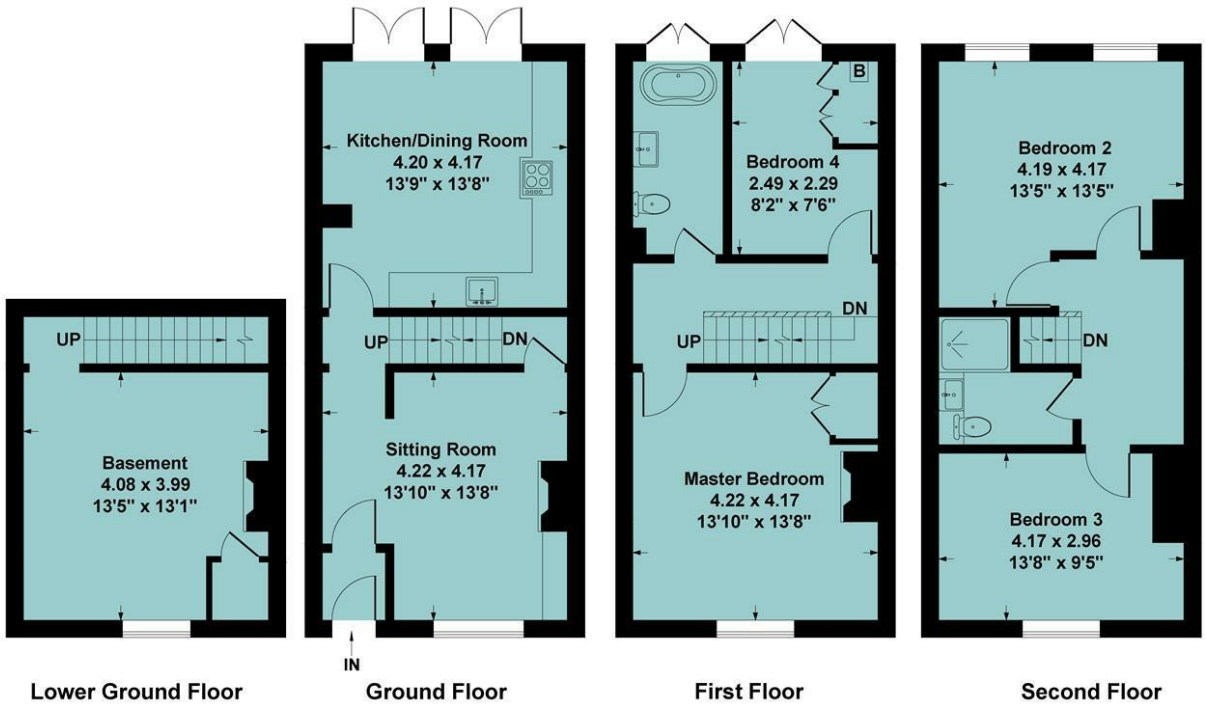
Agents Note

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

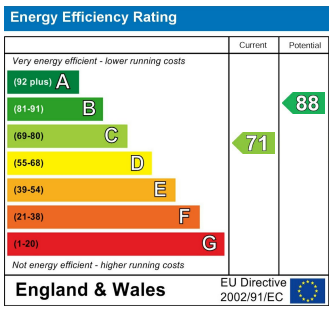
Anker and Partners earn supplementary income from various sources relating to the provision, referral and introduction of services and products to our clients and customers. This may be in the form of a fixed fee or a percentage of a premium, fee or invoice. This is not done in all cases and use of these 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 = 19.56 sq m / 211 sq ft
Ground Floor Approx Area = 38.18 sq m / 411 sq ft
First Floor Approx Area = 38.18 sq m / 411 sq ft
Second Floor Approx Area = 38.18 sq m / 411 sq ft
Total Area = 134.10 sq m / 1444 sq ft

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

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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.



12 Crouch Street
Banbury

Anker

12 Crouch Street, Banbury, Oxfordshire, OX16 9PP



Approximate distances
Banbury town centre 500 metres approx
Junction 11 (M40 motorway) 1.5 miles
Oxford 23 miles
Stratford upon Avon 20 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 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











Directions

From Banbury Cross proceed in a southerly direction for a short distance turning right immediately after the pedestrian crossing into Crouch Street. The property will be found on the left hand side.

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 £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.