

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.

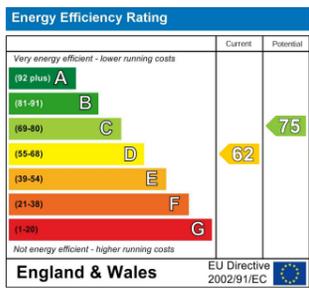
Referral fees

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 = 49.90 sq m / 537 sq ft
 First Floor Approx Area = 37.87 sq m / 408 sq ft
 Second Floor Approx Area = 37.87 sq m / 408 sq ft
 Third Floor Approx Area = 15.64 sq m / 168 sq ft
 Garage Approx Area = 17.44 sq m / 188 sq ft
 Total Area = 158.72 sq m / 1709 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.



86 Broughton Road
 Banbury



86 Broughton Road, Banbury, Oxfordshire, OX16 9QQ

Approximate distances

Banbury town centre 0.25 miles
Banbury train station 0.75 miles
Oxford 23 miles
Banbury to London Marylebone by rail 55 mins
Banbury to Oxford by rail 17 mins
Banbury to Birmingham by rail 50 mins

Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £260,000

AN IDEAL INVESTMENT OPPORTUNITY LOCATED WITHIN WALKING DISTANCE OF THE TOWN CENTRE AND LOCAL AMENITIES

Ground floor - Living room, double bedroom, kitchen and bathroom.

First, second and third floors - Hallway, kitchen, living room, two bedrooms, study, bathroom.

Rear garden, garage and parking space. Energy rating D.

£260,000 FREEHOLD



Directions

From Banbury town centre proceed in a westerly direction along West Bar and into the Broughton Road. Continue past the turning for Bath Road and the property will be found after a short distance 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:

* 86 Broughton Road presents an excellent investment or residential opportunity. Originally a single dwelling it has been divided and extended into a three bedroom flat and a one bedroom flat whilst still being registered as one dwelling with the Land Registry. The property has been redecorated throughout and also benefits from a garden, garage and off street parking space.

The two bedroom apartment

* Entrance hall with access to living room, kitchen, downstairs cupboard and stairs to second floor.

* Light and airy living room with window to front.

* Kitchen comprising of wall and base mounted units with integrated oven, hob and plumbing, space for small table and chairs.

* Second floor with access to storage cupboard housing the gas fired boiler.

* Double bedroom with window to front and a study with window to front.

* Bathroom comprising bath, WC, wash hand basin, extractor fan and window.

* Third floor bedroom with skylight.

The one bedroom apartment

* Small entrance hall.

* Kitchen with wall and base mounted units with space for oven and plumbing.

* Living room with two windows to the side.

* Double bedroom also benefitting from two windows.

* Bathroom comprising bath, WC, wash hand basin, extractor fan and window.

* Externally there is a low maintenance patioed garden.

* Garage with up and over door. Parking space.

Local Authority

Cherwell District Council. Council tax band C.

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.

Auctioneers Additional Comments

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction. In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere. Our verification process is in place to ensure that AML procedures are carried out in accordance with the law.

The advertised price is commonly referred to as a 'Starting Bid' or 'Guide Price' and is accompanied by a 'Reserve Price'. The 'Reserve Price' is confidential to the seller and the auctioneer and will typically be within a range above or below 10% of the 'Guide Price' / 'Starting Bid'.

These prices are subject to change.

An auction can be closed at any time with the auctioneer permitting for the property (the lot) to be sold prior to the end of the auction.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of 6,000 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.