



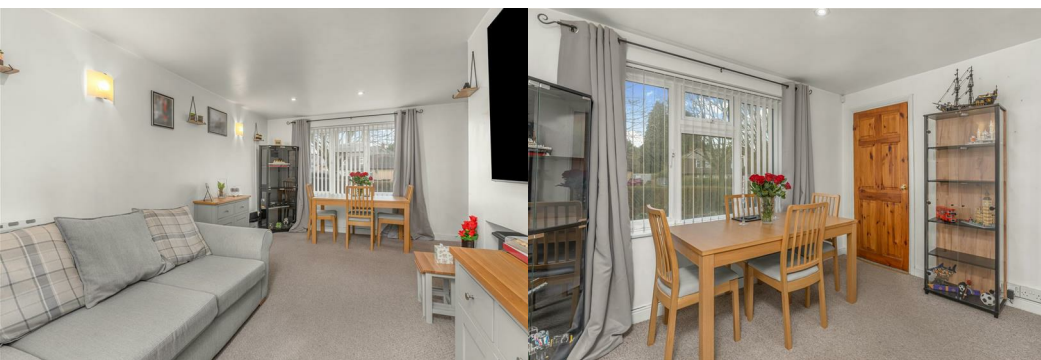
49 Orchard Way

Banbury

A WELL PRESENTED TWO BEDROOM TERRACED HOUSE WITH MODERN FITTINGS, A LARGER THAN AVERAGE REAR GARDEN AND NO UPWARD CHAIN

Sitting room, kitchen, two bedrooms, bathroom, gas ch via rads, uPVC double glazing, gardens to front and rear.
Energy rating C.

£235,000 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:

- * A well presented brick built two bedroom terraced house originally constructed for the Local Authority circa 1960.
- * Conveniently located for an excellent range of local amenities, school and shops.
- * Occupying a generous plot with a larger than average rear garden which includes an outbuilding.
- * Double aspect living room.
- * Modern kitchen incorporating a built-in

oven and separate hob, plumbing for washing machine, space for fridge freezer, window to rear overlooking the rear garden and door opening to the garden.

- * Landing with hatch to partly boarded loft.
- * Main double bedroom with two windows to the front and a built-in airing cupboard.
- * Second bedroom with window to rear overlooking the garden.
- * Bathroom fitted with a white suite comprising panelled bath with electric shower over and fully tiled surround, wash hand basin and WC, window.
- * Gas central heating via radiators and uPVC double glazing.
- * To the front of the property there is a small garden, a path leads to the front door and continues via an alley to the rear garden.
- * The rear garden as mentioned above is larger than average and includes a deck, a good sized lawn and a brick outbuilding.
- * No upward chain.

Services

All mains services are connected. The boiler is located in the airing cupboard in bedroom one.

Local Authority

Cherwell District Council. Council tax band B.

Viewing

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

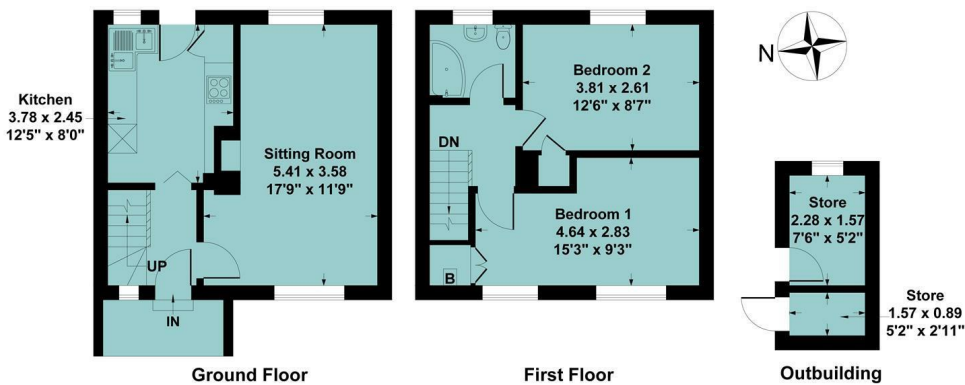
Energy rating: C

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 £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.

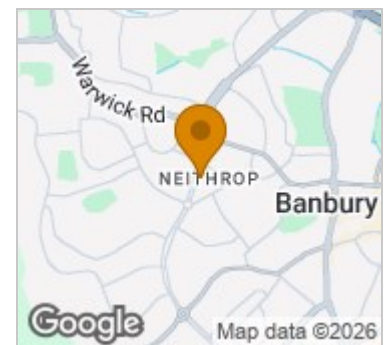
Floor Plans



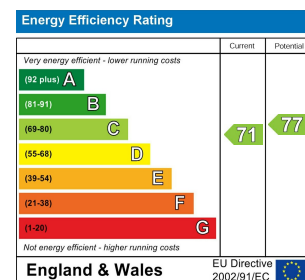
Ground Floor Approx Area = 30.24 sq m / 326 sq ft
 First Floor Approx Area = 30.24 sq m / 326 sq ft
 Outbuilding Approx Area = 5.21 sq m / 56 sq ft
 Total Area = 65.69 sq m / 708 sq ft

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.