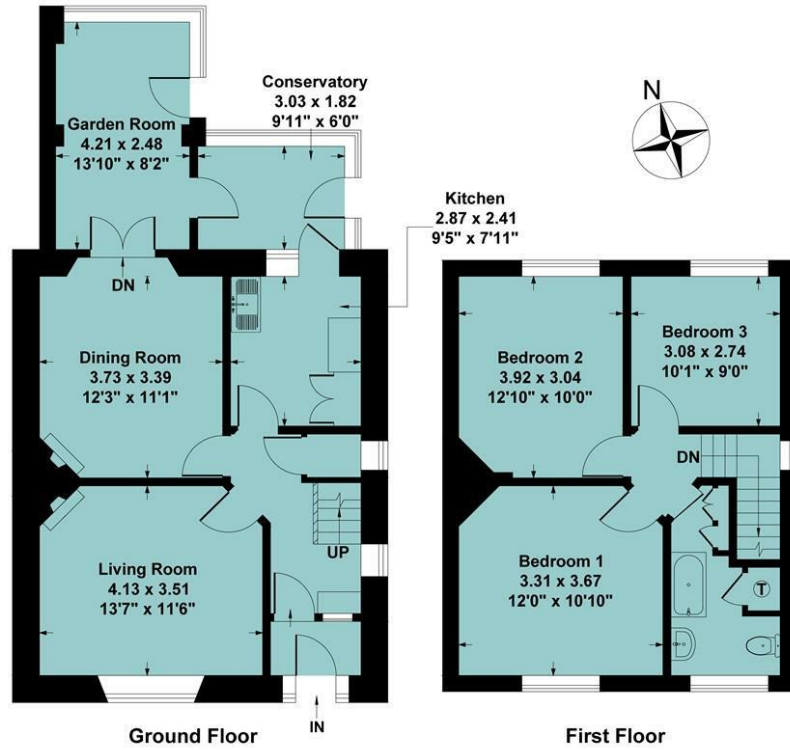


**Agents Note**

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 = 62.56 sq m / 673 sq ft  
 First Floor Approx Area = 43.97 sq m / 473 sq ft  
 Total Area = 106.53 sq m / 1146 sq ft

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

[www.focuspointhomes.co.uk](http://www.focuspointhomes.co.uk)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			75
(55-65) D			
(39-54) E		40	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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 31-32 High Street, Banbury, Oxfordshire OX16 5ER



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.



6 Belgrave Crescent  
 Banbury



6 Belgrave Crescent, Banbury, Oxfordshire,  
OX16 0SY

Approximate distances

Banbury town centre 0.5 miles  
Banbury railway station 1.2 miles  
Junction 11 (M40 motorway) 2 miles  
Oxford 22 miles  
Stratford upon Avon 19 miles  
Leamington Spa 18 miles  
Banbury to London Marylebone by rail 55 mins  
Banbury to Birmingham by rail approx. 50 mins  
Banbury to Oxford by rail approx. 19 mins

**OFFERED TO THE MARKET CHAIN FREE AND IN NEED OF MODERNISATION IS THIS THREE BEDROOM SEMI DETACHED STONE BUILT PROPERTY LOCATED A SHORT WALK FROM THE TOWN CENTRE AND BENEFITTING FROM WELL PROPORTIONED ROOMS WITH HIGH CEILINGS AND A GENEROUS REAR GARDEN**

**Entrance porch, entrance hall, living room, dining room, kitchen, garden room, conservatory, three bedrooms, family bathroom, front and rear gardens. Energy rating E.**

**£270,000 FREEHOLD**



**Directions**

From Banbury town centre proceed along the Warwick Road (B4100). Follow the road as it bears around to the right and then turn left into Boxhedge Road immediately after the petrol station. The property will be found after a short distance on the right 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 the entrance hall.
- \* Entrance hall with stairs to first floor, doors to the living room, dining room, kitchen and understairs storage, window to side.
- \* Living room with large window to front and ornamental fireplace with gas fire.
- \* Dining room with fireplace having tiled surround and double doors to garden room.
- \* Kitchen with a range of wall and base mounted units, inset sink, space for free standing appliances, door to the conservatory/utility.
- \* Conservatory/utility with space and plumbing for washing machine, space for tumble dryer, windows and door to rear garden, door to garden room.
- \* Garden room with skylight, window and door to rear garden.
- \* First floor landing with hatch to loft, window to side and doors to all rooms.

- \* Bedroom one is a double with window to front.
- \* Bedroom two is a double with window to rear.
- \* Bedroom three is a large single/small double with window to rear.
- \* Family bathroom fitted with a white suite comprising bath, WC and wash hand basin, two storage cupboards (one housing the hot water tank), window to front and part tiled walls.
- \* The rear garden is mostly laid to lawn with a path leading to the bottom. There is gated side access. The front is mainly laid to lawn.

**Services**

There is gas at the property but 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.