

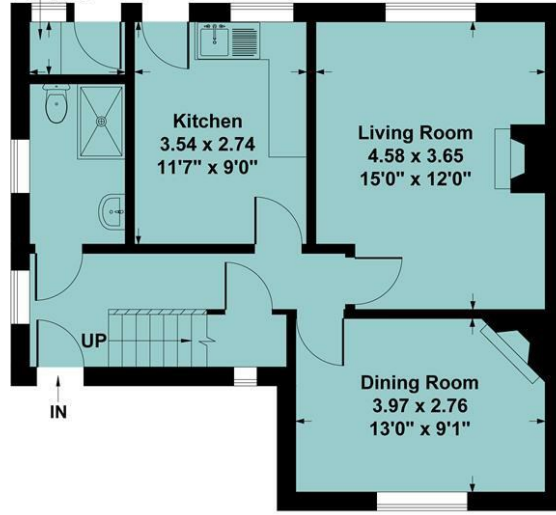
Agents Note

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.

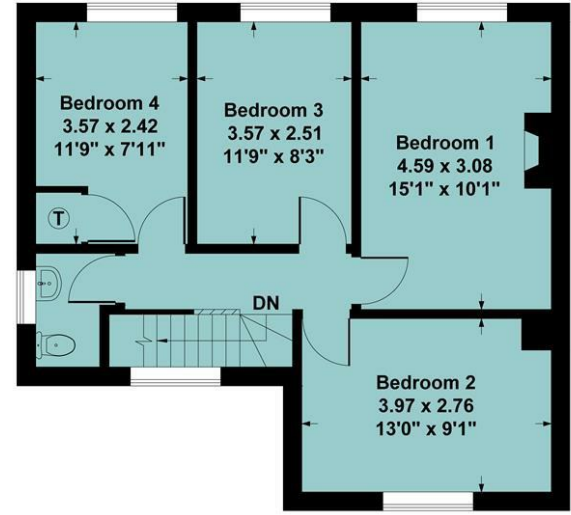
Referral fees

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.

Store
1.52 x 0.84
5'0" x 2'9"



Ground Floor



First Floor

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			72
(55-65) D			
(39-54) E		39	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

01295 271414 ankerandpartners.co.uk post@ankerandpartners.co.uk
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.



100 Middleton Road
Banbury



100 Middleton Road, Banbury, Oxfordshire, OX16 4QU

Approximate distances

Banbury town centre 0.75 miles
Banbury railway station 0.5 miles
Junction 11 (M40 motorway) 0.75 miles
Oxford 23 miles
Stratford upon Avon 21 miles
Leamington Spa 20 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 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



Directions

From Banbury town centre proceed in an easterly direction travelling via Bridge Street over the railway bridge into Middleton Road. Continue along Middleton Road until you reach Howard Road on your right hand side, just after pedestrian crossing. Turn into Howard Road and then take an immediate left and the property will be found 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:

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

