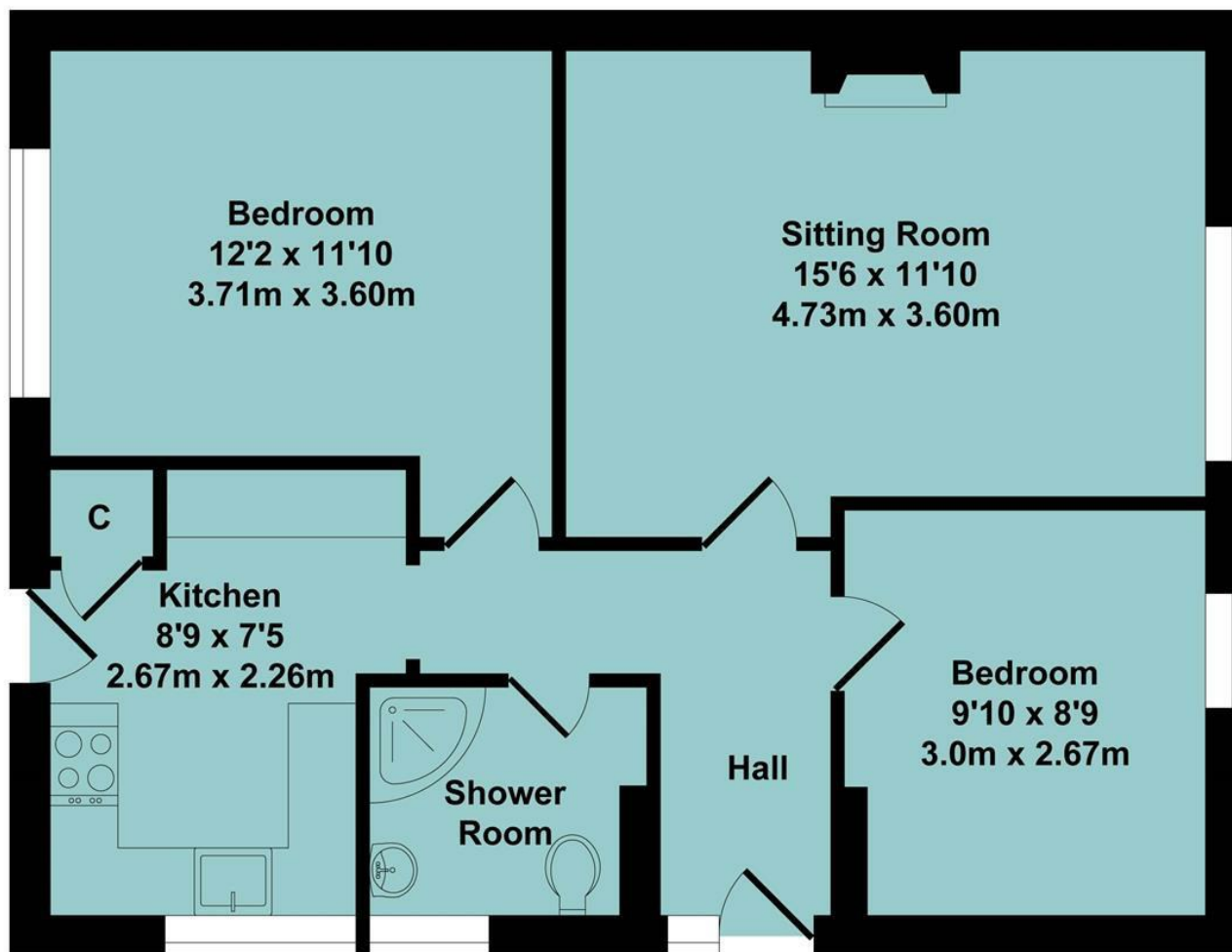


Agents Note

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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C		69	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Total Approx. Floor Area 589 Sq.Ft. (54.70 Sq.M.)
All items illustrated on this plan are included in the "Total Approx Floor Area"

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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.



31 Mewburn Road
Banbury



31 Mewburn Road, Banbury, Oxfordshire,
OX16 9PQ

Approximate distances

Banbury town centre 0.75 miles
Banbury railway station 1.5 miles
Junction 11 (M40 motorway) 2.5 miles
Oxford 22 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 TWO BEDROOM SEMI DETACHED BUNGALOW THAT HAS RECENTLY BEEN MODERNISED THROUGHOUT BY THE CURRENT VENDORS, CONVENIENTLY LOCATED A SHORT WALK FROM THE TOWN CENTRE AND LOCAL AMENITIES

Entrance hall, kitchen, sitting room, two bedrooms, shower room, front and rear gardens, off street parking. Energy rating C.

£299,000 FREEHOLD



Directions

From Banbury Cross proceed along West Bar and before continuing into the Broughton Road turn left into Beargarden Road and then immediately right into Kingsway. Take the next turning on the right into Mewburn Road and the property will be found after approximately 200 yards 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 hall with doors to all rooms, loft hatch.

* Sitting room with high quality laminate flooring, large window to front, working open fireplace, recently re-decorated.

* Kitchen re-fitted in 2022 with a range of pale sage base and eye level units with quartz worktops over, integrated Samsung dual oven and integrated microwave, Samsung fridge freezer, Samsung four ring induction hob with extractor over, integrated washing machine, cupboard housing the gas fired combination boiler, door to rear garden, window to side.

* Shower room with tiled floor and walls, corner shower cubicle with power shower, white sink and vanity unit, WC, wall mounted storage unit.

* Bedroom one is a large double located at the rear.

* Bedroom two is a small double/large single.

* The front and back doors have recently been replaced with low flush doors.

* From the back door that leads out from the kitchen there are some steps that lead down to the garden where there is a patio area, lawned area, side access to the driveway, large shed.

* Ample off street parking for 2-3 cars at the front.

Services

All mains services are connected. The boiler is in the kitchen.

Local Authority

Cherwell District Council. Council tax band C.

Energy rating: C

A copy of the full Energy Performance Certificate is available on request.

Viewing

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

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.