

**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 = 37.92 sq m / 408 sq ft  
 First Floor Approx Area = 26.02 sq m / 280 sq ft  
 Second Floor Approx Area = 14.23 sq m / 153 sq ft  
 Garage Approx Area = 16.16 sq m / 174 sq ft  
 Total Area = 94.33 sq m / 1015 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 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		62	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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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.



116 Broughton Road  
 Banbury



# 116 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

**OFFERED TO THE MARKET CHAIN FREE IS THIS EXTENDED AND WELL MAINTAINED TWO/THREE BEDROOM TERRACED HOME LOCATED A SHORT WALK FROM THE TOWN CENTRE BENEFITTING FROM A GENEROUS REAR GARDEN PLUS A GARAGE TO THE REAR**

**Living room, dining room, kitchen, utility, downstairs bathroom, two double bedrooms, bedroom three/study, garage, front and rear gardens. Energy rating D.**

**£255,000 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:

\* Living room with stairs to first floor, window to front and opening to the dining room.

\* Dining room with ample space for table and chairs, recessed shelving, opening to the kitchen.

\* Kitchen with a range of base and eye level units with worktops over, inset sink, space for free standing cooker, space for fridge freezer, tiled splashback, opening to the utility.

\* Utility with space and plumbing for washing machine, eye level cupboard to match the kitchen, door to bathroom and door to garden.

\* Bathroom fitted with a white suite comprising bath with shower over, WC, wash hand basin, windows to side and rear, tiled flooring.

\* First floor landing with doors to bedroom one and bedroom three/study.

\* Bedroom one is a double with window to front and a built-in storage cupboard over the stairs.

\* Study/bedroom three with window to rear, built-in cupboard housing the boiler and further stairs to the second floor.

\* Second floor double bedroom with window to front and eaves storage.

\* The rear garden is mainly laid to lawn with a border of hedgerow and a path runs alongside to the shed. Gated side access at the top of the garden over which the neighbouring property has a right of way.

\* Hedge to the front of the property creating privacy.

\* At the rear of the garden there is a garage with up and over door.

## Services

All mains services are connected. The boiler is in a cupboard in the study/bedroom three.

## Local Authority

Cherwell District Council. Council tax band B.

## Viewing

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

## Energy rating: D

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.