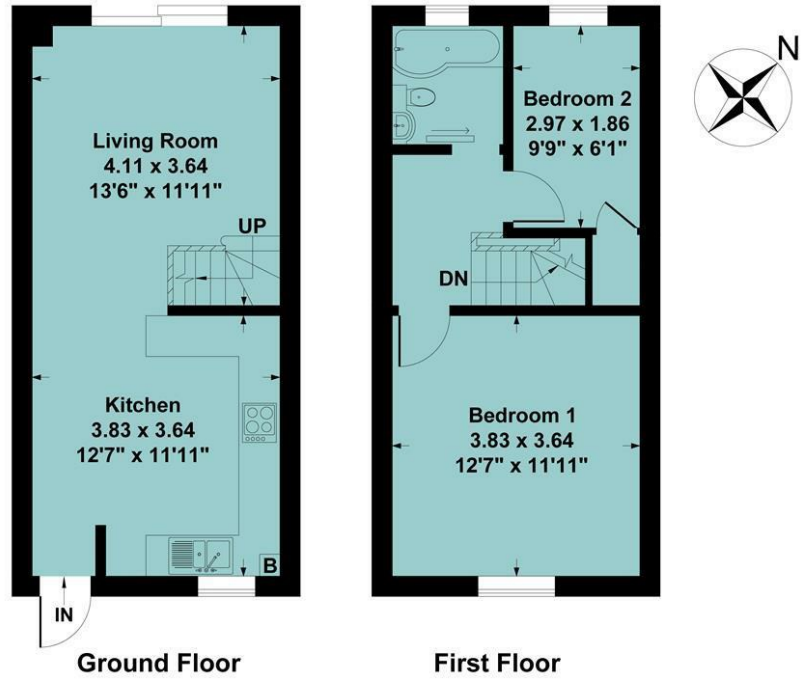


Agents Note

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 = 29.44 sq m / 317 sq ft
First Floor Approx Area = 29.44 sq m / 317 sq ft
Total Area = 58.88 sq m / 634 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			88
(81-91) B			
(69-80) C			
(55-65) D			
(39-54) E			
(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.



75 Parklands
 Banbury



75 Parklands, Banbury, Oxfordshire, OX16 2TD

Approximate distances

Banbury town centre 1 mile
Junction 11 (M40 motorway) 2.5 miles
Banbury railway station 1.5 miles
Oxford 23 miles
Stratford upon Avon 19 miles
Leamington Spa 18 miles
Banbury to London Marylebone 55 mins by rail approx.
Banbury to Oxford 17 mins by rail approx.
Banbury to Birmingham 50 mins by rail approx.

OFFERED TO THE MARKET CHAIN FREE IS THIS MODERN AND WELL MAINTAINED TWO BEDROOM TERRACED HOUSE BENEFITTING FROM OPEN PLAN LIVING, A GENEROUS REAR GARDEN AND TWO ALLOCATED PARKING SPACES LOCATED A SHORT WALK FROM THE TOWN CENTRE AND LOCAL AMENITIES

Kitchen, living room, two bedrooms, family bathroom, front and rear garden, allocated parking. Energy rating C.

£245,000 FREEHOLD



Directions

From Banbury town centre proceed along the Warwick Road (B4100). At the first roundabout turn right into Parklands. Following the road and the numbering system, take the third left hand turn towards numbers 69-143 and the property will be found on the left hand side. A "For Sale" board has been erected for ease of identification.

Banbury

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:

* Kitchen fitted with a range of base and eye level units with worktop over, inset sink, integrated oven and four ring gas hob with extractor over, space for fridge, freezer, space and plumbing for washing machine, space and plumbing for dishwasher, kitchen island with breakfast bar, tiled splashback, window to front and oak flooring which continues through to the living room.

* Living room at the rear with patio doors to garden and stairs to first floor.

* First floor landing with doors to all rooms and hatch to loft.

* Bedroom one is a large double with window to front and built-in wardrobes.

* Bedroom two is a large single/small double with a window to the rear and built-in wardrobe.

* Family bathroom fitted with a white suite comprising bath with shower over, WC and vanity wash hand basin, tiled walls and floor, wall mounted mirrored storage unit, window to rear.

* The rear garden comprises a decked area, a lawned area, a pathway to the rear, a garden shed and gated access which leads to the parking area at the rear where there are two allocated parking spaces.

Services

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

Local Authority

Cherwell District Council. Council tax band C.

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.

