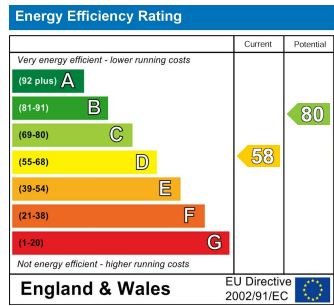


**Agents Note**

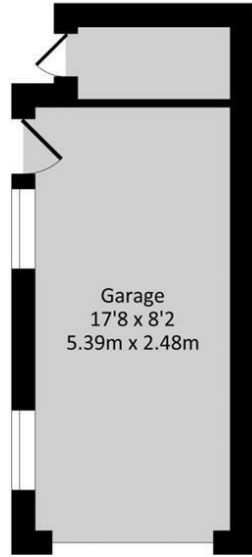
All room dimensions show maximum approximate measurements unless stated to the contrary. Facts provided by the vendors of this property are not a warranty. Room sizes are approximate and rounded and should not be relied upon for carpets and furnishings. Any purchaser is advised to seek professional or specialist advice. The description is not designed to mislead, please feel free to speak with us regarding any aspect unclear before viewing.

**Referral fees**

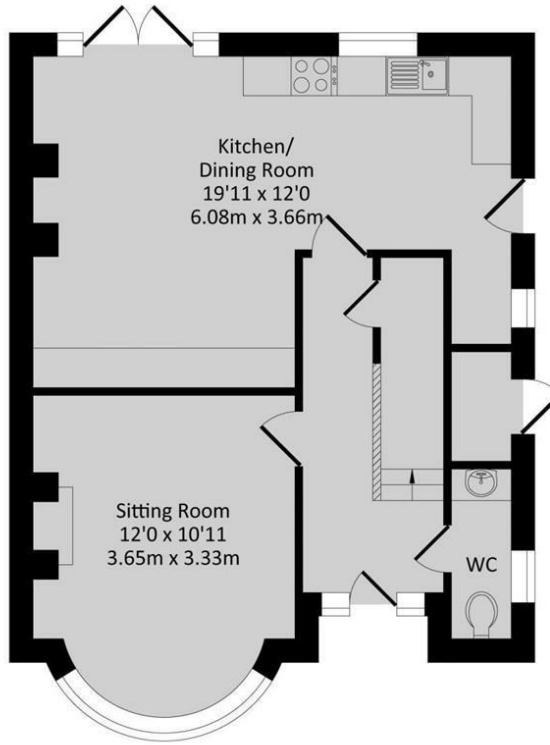
Anker and Partners earn supplementary income from various sources relating to the provision, referral and introduction of services and products to our clients and customers. This may be in the form of a fixed fee or a percentage of a premium, fee or invoice. This is not done in all cases and use of these 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.



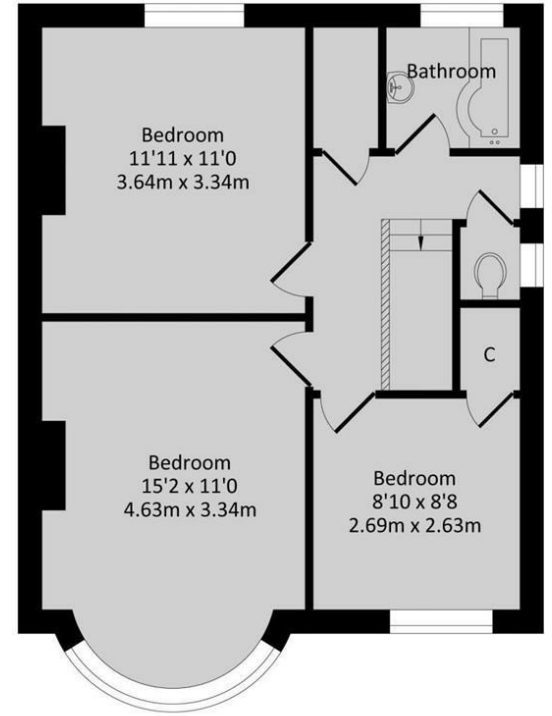
Garage  
Approx. Floor Area 165 Sq.Ft. (15.30 Sq.M.)



Ground Floor  
Approx. Floor Area 493 Sq.Ft. (45.80 Sq.M.)



First Floor  
Approx. Floor Area 506 Sq.Ft. (47.0 Sq.M.)



**Total Approx. Floor Area 1164 Sq.Ft. (108.10 Sq.M.)**

All items illustrated on this plan are included in the "Total Approx Floor Area"

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate. No responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The Services Systems and appliance shown have not been tested and no guarantee as to their operability or efficiency can be given.

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.



151 Bloxham Road  
Banbury



# 151 Bloxham Road, Banbury, Oxfordshire, OX16 9JU

## Approximate distances

Banbury 0.5 miles  
Banbury railway station 1 miles  
Junction 11 (M40 motorway) 2.5 miles  
Oxford 20 miles  
Stratford Upon Avon 20 miles  
Leamington Spa 19 miles  
Banbury to Marylebone by rail approx. 55 mins  
Banbury to Oxford by rail approx. 19 mins  
Banbury to Birmingham by rail approx. 50 mins

**A VERY WELL PRESENTED THREE BEDROOM SEMI DETACHED 1930's BUILT FAMILY HOME THAT HAS BEEN GREATLY IMPROVED BY THE CURRENT OWNERS AND BENEFITS FROM A MODERN KITCHEN/DINER, GARAGE AND OFF ROAD PARKING PLUS A GENEROUS REAR GARDEN**

**Entrance hall, sitting room, kitchen/dining room, downstairs WC, two double bedrooms and a single bedroom on the first floor, family bathroom and separate WC, front and rear gardens, garage and off road parking. Energy rating D.**

**£420,000 FREEHOLD**



## Directions

From Banbury Cross proceed in a southerly direction along South Bar and at the traffic lights turn right onto the Bloxham Road (A361). Continue for approximately ½ a mile then turn left onto the slip road just past The Easington pub where the property will be found on the left. A "For Sale" board has been erected for ease of identification.

## 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 wood flooring, stairs to the first floor and doors to all ground floor accommodation.

\* Cloakroom with wash hand basin, WC, heated towel rail and window to side, wall mounted Gloworm gas fired boiler.

\* Sitting room with a large bay window to the front, a central fireplace and wood effect flooring.

\* Kitchen/Dining room which has recently been re-fitted with modern Shaker style wall cabinets and base units and drawers with work surfaces over and an inset sink. Integrated fridge/freezer, oven and hob with extractor over, dishwasher. Double doors to the garden, a door to the side and a useful pantry area. There is a utility cupboard with space and plumbing for a washing machine and tumble dryer which is accessed from the side driveway.

\* First floor landing with hatch to loft space, storage cupboard and doors to all first floor accommodation.

\* Bedroom one is a double room with a bay window to the front.

\* Bedroom two is a double room with a window to the rear and an attractive original fireplace.

\* Bedroom three is a good sized room with a window to the front and a built in cupboard.

\* Bathroom fitted with a shower bath and a wash hand basin. Travertine tiling to walls, heated towel rail and a window to the rear. The cloakroom is opposite the bathroom and has a low level WC.

\* To the front of the property there is a pretty lawned garden which is pleasantly landscaped and a driveway which extends to the side and gives access to the garage and a utility cupboard with space and plumbing for a washing machine and tumble dryer. The rear garden is a particular feature which extends to approximately 80 feet in length and is predominantly laid to lawn. There is a paved patio adjoining the house, a variety of established trees and well stocked flower and plant borders.

## Services

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

## Local Authority

Cherwell District Council. Council Tax band D.

## Energy rating: D

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

## Viewing

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