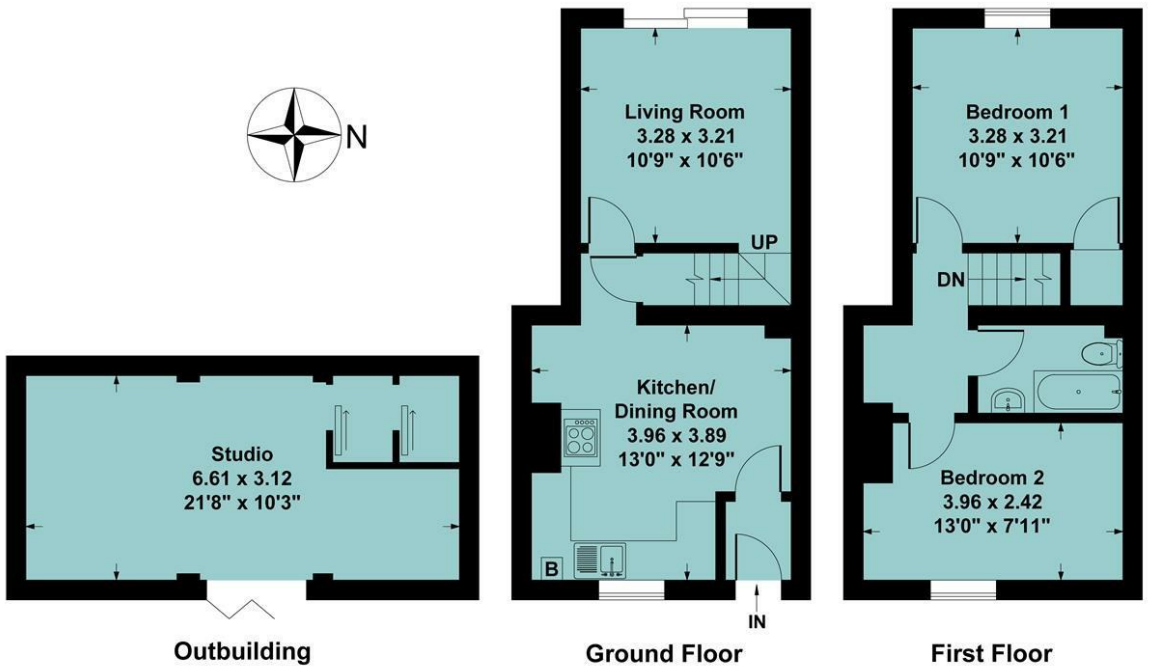
Agents Note

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

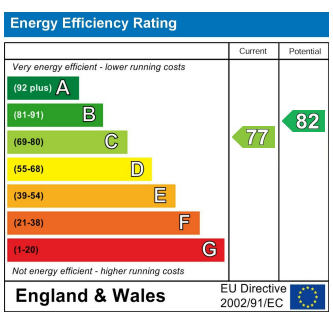
Anker and Partners earn supplementary income from various sources relating to the provision, referral and introduction of services and products to our clients and customers. This may be in the form of a fixed fee or a percentage of a premium, fee or invoice. This is not done in all cases and use of these 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 = 29.94 sq m / 322 sq ft
First Floor Approx Area = 29.94 sq m / 322 sq ft
Outbuilding Approx Area = 20.62 sq m / 222 sq ft
Total Area = 80.50 sq m / 866 sq ft

Measurements are approximate, not to scale,
illustration is for identification purposes only.

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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.



Myrtle Cottage, West Street
Banbury

Anker

Myrtle Cottage, West Street, Banbury, Oxfordshire, OX16 3HD



Approximate distances
Banbury town centre 0.75 miles
Banbury railway station 0.5 miles
Junction 11 (M40 motorway) 0.8 miles
Oxford 23 miles
Stratford upon Avon 20 miles
Leamington Spa 18 miles
Banbury to London Marylebone by rail approx. 55 mins
Banbury to Oxford by rail approx. 17 mins
Banbury to Birmingham by rail approx. 55 mins

OFFERED TO THE MARKET CHAIN FREE AND IN IMMACULATE CONDITION IS THIS TWO DOUBLE BEDROOMED TERRACED HOUSE WITH A GENEROUS GARDEN STUDIO PERFECT FOR HOME WORKING, LOCATED A STONE'S THROW FROM THE TOWN CENTRE AND TRAIN STATION

Entrance hall, kitchen/dining room, living room, two double bedrooms, family bathroom, landscaped rear garden, garden studio/office. Energy rating C.

£285,000 FREEHOLD











Directions

From Banbury proceed in an easterly direction via Bridge Street along the Middleton Road. After approximately a 1/4 of a mile turn left at the mini roundabout into West Street. Upon entering West Street the property will be found on the right hand side after a short distance. 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 space for coats and shoes, door to kitchen/dining room.

* Kitchen/dining room fitted with a range of base and eye level units with white gloss fronts and a dark worktop over, inset sink, integrated oven with a four ring gas hob and extractor over, space for fridge freezer, space and plumbing for washing machine, window to front, underfloor heating, ample space for table and chairs, opening to the stairway with understairs storage cupboard and door to living room.

* Living room with stairs to first floor, underfloor heating and patio doors to the garden.

* First floor landing with doors to both bedrooms the bathroom.

* Bedroom one is a double with a window overlooking the rear garden and a built-in storage cupboard over the stairs.

* Bedroom two is also a double with a window to the front.

* Bathroom fitted with a white suite comprising panelled bath with shower over, WC and wash hand basin, part tiled walls, heated towel rail and tiled flooring.

* The rear garden has been landscaped with a patio immediately outside the rear doors with steps leading up to a gravelled area and further patio with pergola. To the rear of the garden there is gated access into a rear section where there is a large patio and an outdoor studio/office. The studio has lights, power and water connected. It is currently being used as a home gym/storage but would be perfect for homeworking or a bar. Gated side access to the front.

Services

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

Local Authority

Cherwell District Council. Council tax band B.

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 £35 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.