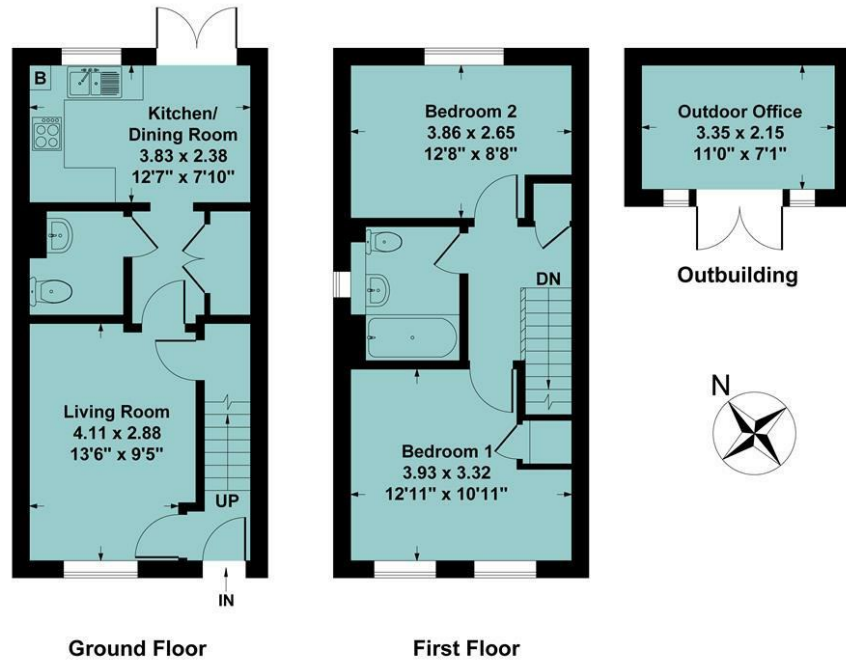


Agents Note

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 = 32.90 sq m / 354 sq ft
First Floor Approx Area = 32.90 sq m / 354 sq ft
Outbuilding Approx Area = 7.20 sq m / 78 sq ft
Total Area = 73 sq m / 786 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			
(92-100) A		92	93
(81-91) B			
(69-80) C			
(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	

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.



109 Bismore Road
 Banbury



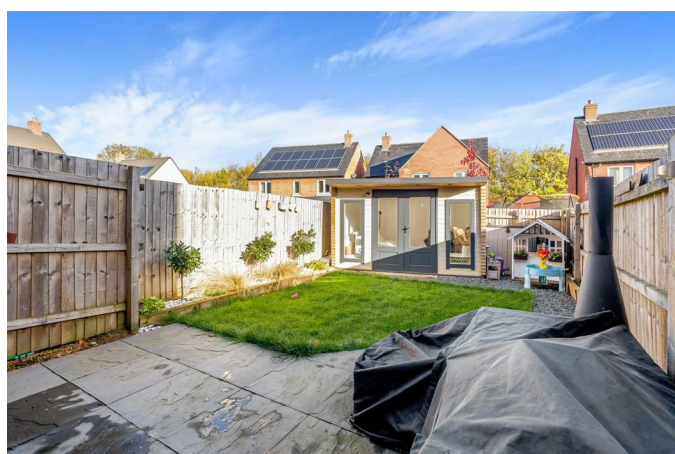
109 Bismore Road, Banbury, Oxfordshire, OX16 1JN

Approximate distances
Banbury town centre 2.5 miles
Junction 11 (M40 motorway) 3 miles
Oxford 30 miles
Stratford upon Avon 21 miles
Leamington Spa 19 miles

A TWO BEDROOM SEMI DETACHED SHARED OWNERSHIP PROPERTY CLOSE TO SHOPS AND SCHOOL.

Entrance hall, living room, kitchen/dining room, downstairs WC, two bedrooms, bathroom, rear garden, two parking spaces. Energy rating A.

£116,000 FOR A 40% SHARE



Directions

From Banbury town centre proceed in a northwesterly direction along the Warwick Road (B4100). Travel towards the outskirts of the town past the turning for Stratford upon Avon and continue at the next roundabout along the Warwick Road and at the next roundabout take the third turning onto Dukes Meadow Drive. AT the next roundabout take the next left onto Nickling Road. Continue along this road and take the right hand turning into Bismore Road. Follow this road around and the property will be found after a short distance on the right hand side by following the numbering system.

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:

- * 40% shared ownership opportunity.
- * Two parking spaces.
- * Entrance hall with stairs to first floor.
- * Living room with window to front and access to useful understairs storage cupboard.
- * Kitchen/dining room with wall and base mounted units, integrated oven and gas hob, space and plumbing for washing machine, space for dishwasher and space for fridge freezer, ample space for table and chairs, patio doors open to the rear garden.
- * Downstairs WC with wash hand basin, WC and extractor fan.
- * First floor landing with access to airing cupboard.
- * The master bedroom is a double with two windows and access to storage cupboard.

- * The second bedroom is also a double with window overlooking the rear garden.
- * Family bathroom comprising WC, wash hand basin, bath with shower over and window.
- * Rear garden with patio area ideal for table and chairs with the rest being laid to lawn.
- * Outside office with power connected.
- * To the front are two allocated parking spaces either side of the hedge.

Services

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

Local Authority

Cherwell District Council. Council tax band B.

Tenure

120 years remaining on the lease.
Rent charges £403.21 per month.
Service charge £15.25 per month.
Buildings Insurance £12.64 per month.
Management fee £4.69 per month.

Viewing

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

Energy rating: A

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.