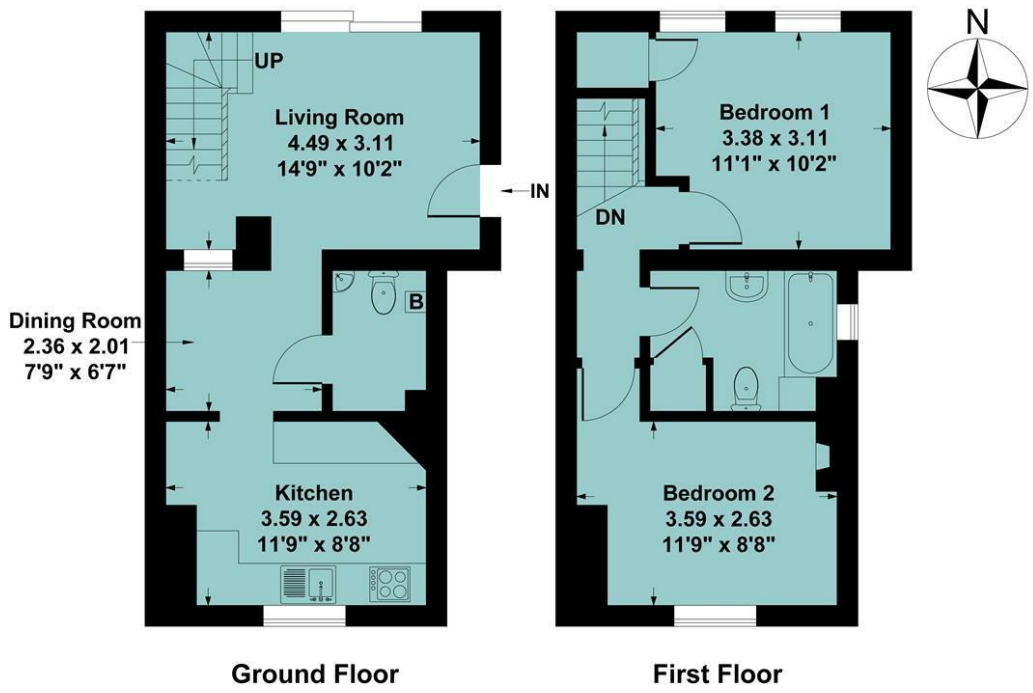
Agents Note

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 = 32.25 sq m / 347 sq ft
First Floor Approx Area = 32.25 sq m / 347 sq ft
Total Area = 64.50 sq m / 694 sq ft

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

www.focuspointhomes.co.uk



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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.

19A Easington Road
Banbury

Anker

19A Easington Road, Banbury, Oxfordshire, OX16 9HH



Approximate distances
Banbury town centre 0.75 miles
Oxford 22 miles
Stratford upon Avon 22 miles
Leamington Spa 20 miles
Banbury to London Marylebone by rail approx 55 mins
Banbury to Birmingham by rail approx 50 mins
Banbury to Oxford by rail approx 17 mins

A WELL PRESENTED AND DECEPTIVELY SPACIOUS TWO BEDROOM END TERRACE STEEL FRAMED HOUSE LOCATED A SHORT WALK FROM THE TOWN CENTRE WITH OFF ROAD PARKING AND A LARGER THAN AVERAGE REAR GARDEN

Living room, dining room, kitchen, downstairs WC, two double bedrooms, family bathroom, rear garden and driveway parking. Energy rating C.

£255,000 FREEHOLD











Directions

From Banbury town centre proceed along South Bar and at the traffic lights turn right into Bloxham Road (A361) where signposted to Chipping Norton. Take the second turning on the left into Easington Road and the property will be found on the left hand side after a short distance.

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, double doors opening to the garden, opening to the dining room.

* Dining room with ample space for table and chairs, tiled flooring, door to the downstairs WC and a further door to the kitchen.

* Kitchen with a range of base and eye level units with worktop over, inset sink, integrated oven with four ring electric hob, tiled flooring, space for free standing fridge freezer, space for dishwasher, tiled splashback, window to front.

* Downstairs WC with WC, wash hand basin, space and plumbing for a washing machine, wall mounted gas fired boiler.

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

* Bedroom one is a double with two windows overlooking the rear garden and storage cupboard over the stairs.

* Bedroom two is a double with window to front, ornamental fireplace and surround.

* Family bathroom fitted with a white suite comprising bath with shower over, WC and wash hand basin, airing cupboard, tiled walls, tiled flooring and window to side.

* The rear garden is mostly laid to lawn with a patio seating area and a further decked area immediately outside the back doors. There is a large shed. To the rear the garden doglegs out behind the neighbouring garden where there is a wood built sheltered seating area. There is a variety of shrubs, bushes and trees and gated side access.

* To the front there is off road parking for at least two vehicles.

Agents Note

The property is of steel framed construction.

Services

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

Local Authority

Cherwell District Council. Council tax band A.

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.