



105 Bismore Road

Banbury

A FOUR BEDROOM DETACHED FAMILY HOME WITH BEAUTIFUL REAR GARDEN, GARAGE AND DRIVEWAY

Entrance hall, living room, dining room/study, kitchen/dining room, utility room, downstairs WC, four bedrooms, ensuite to master, family bathroom, garage and driveway, rear garden, solar panels. Energy rating B.

£440,000 FREEHOLD



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:

- * Beautifully presented double fronted four bedroom detached family home.
- * Landscaped rear garden.
- * Garage and driveway.
- * Downstairs WC and utility room.
- * Master bedroom with ensuite.
- * Spacious hallway with stairs to first floor.
- * Light and airy living room with window to front.
- * Dining room/study ideal for home workers.
- * Open plan kitchen/diner with wall and base mounted units, integrated appliances include, oven, hob and dishwasher. The dining area has ample space for table and chairs and doors opening to the rear garden.
- * Utility room with space and plumbing for washing machine, space for tumble dryer, wall mounted boiler, door to garden and door to downstairs WC comprising wash hand basin, WC, extractor fan and window.
- * First floor landing with access to storage cupboard and loft.
- * The master bedroom is a double with window overlooking the rear garden and door to ensuite.
- * Ensuite comprises wash hand basin, WC, shower cubicle, heated towel rail and window.
- * The second bedroom is also a double and has space for wardrobes.
- * The third bedroom is another double with window to front and space for wardrobes and drawers.
- * The fourth bedroom is a small double and overlooks the front.
- * Family bathroom comprising bath with electric shower over, WC, wash hand basin, heated towel rail and window.
- * Beautiful landscaped rear garden with patio area ideal for entertaining with space for table and chairs. The remainder of the garden is mostly laid to lawn with raised beds, gated side access to front and personal door to the garage.
- * Driveway parking for 2-3 cars. EV charging point and access to garage.
- * The house has solar panels - details tbc.

Services

All mains services are connected. The gas fired boiler is located on the wall in the utility room. There is an annual estate charge of £195.

Local Authority

Cherwell District Council.. Council tax band E.

Viewing

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

Energy rating: B

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

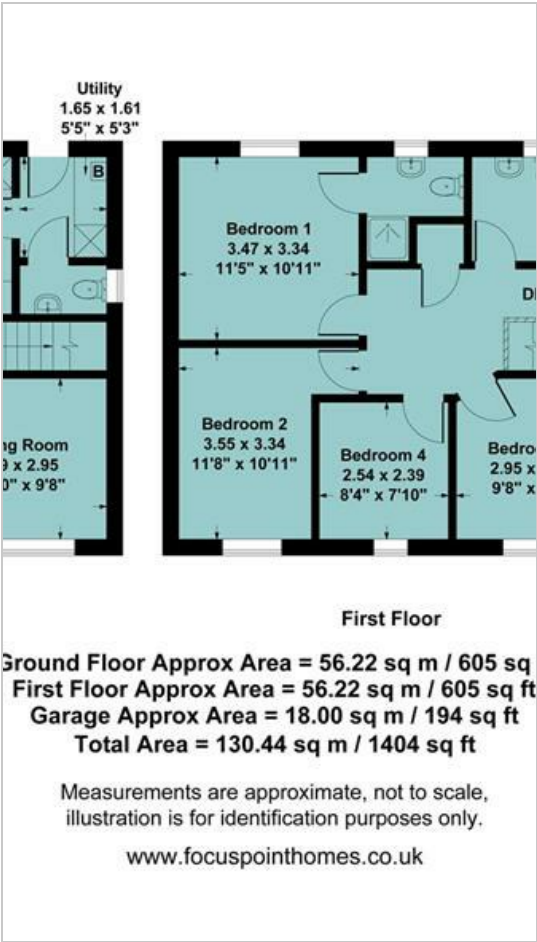
Anti Money Laundering Regulations

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.

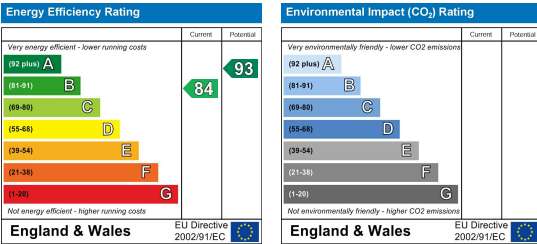
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.