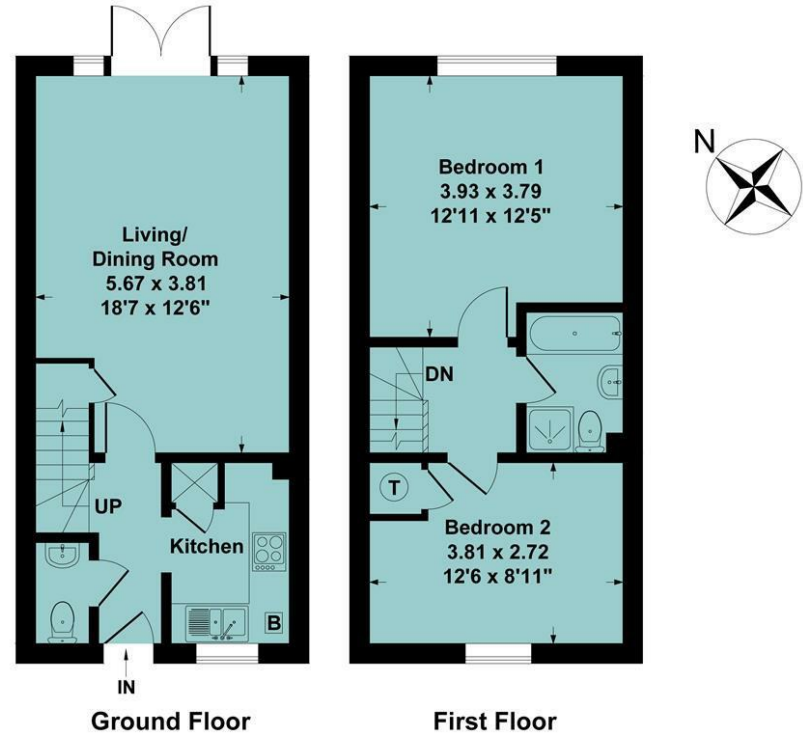


**Agents Note**

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 = 32.53 sq m / 350 sq ft**  
**First Floor Approx Area = 32.53 sq m / 350 sq ft**  
**Total Area = 65.06 sq m / 700 sq ft**

Measurements are approximate, not to scale, illustration is for identification purposes only.  
[www.focuspointhomes.co.uk](http://www.focuspointhomes.co.uk)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			96
(81-91) B		83	
(69-80) C			
(55-65) 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.



75 Bourton Road  
 Banbury



75 Bourton Road, Banbury, Oxfordshire,  
OX16 2DL

**Approximate distances**

Banbury town centre 1.5 miles  
Junction 11 (M40 motorway) 2 miles  
Banbury railway station 1.5 miles  
Leamington Spa 17 miles  
Stratford upon Avon 18 miles  
Oxford 23 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 TWO DOUBLE BEDROOM SEMI DETACHED HOME  
WITH DRIVEWAY IDEAL FOR FIRST TIME BUYERS**

**Entrance hall, kitchen, living room, downstairs  
WC, two bedrooms, family bathroom, rear garden,  
driveway parking. Energy rating B.**

**£280,000 FREEHOLD**



**Directions**

From Banbury proceed in a northerly direction along the Southam Road (A423). Continue straight on at the roundabout passing Tesco on the left and at the next roundabout continue straight over and after approximately ½ a mile take the second turning on the right into Bourton Road. Follow the road around passing the playground on the right hand side. After a short distance the property will be found on the left 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:

- \* A two double bedroom semi detached home.
- \* Ideal for first time buyers.
- \* Driveway for 2-3 cars.
- \* Low maintenance rear garden.
- \* Entrance hall with stairs to first floor.
- \* Kitchen comprising a range of white base and wall mounted units, integrated appliances including oven, hob, fridge freezer and washing machine.
- \* Light and airy lounge with space for a table and chairs and patio doors opening to the rear garden, access to understairs storage cupboard.
- \* Downstairs WC with wash hand basin, WC and extractor fan.
- \* Landing with hatch to loft.

\* The master bedroom is a spacious double with window overlooking the rear garden and space for wardrobes.

\* The second bedroom also benefits from being a double with access to airing cupboard.

\* The family bathroom is fitted with a suite comprising shower cubicle, bath, radiator, WC, wash hand basin and extractor fan.

\* Low maintenance rear garden comprising a patio area, lawn, outside tap and gated side access to the driveway.

\* Driveway with parking for 2-3 cars.

**Services**

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

\* There is an annual management charge of £115 per annum.

**Local Authority**

Cherwell District Council. Council tax band C.

**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.