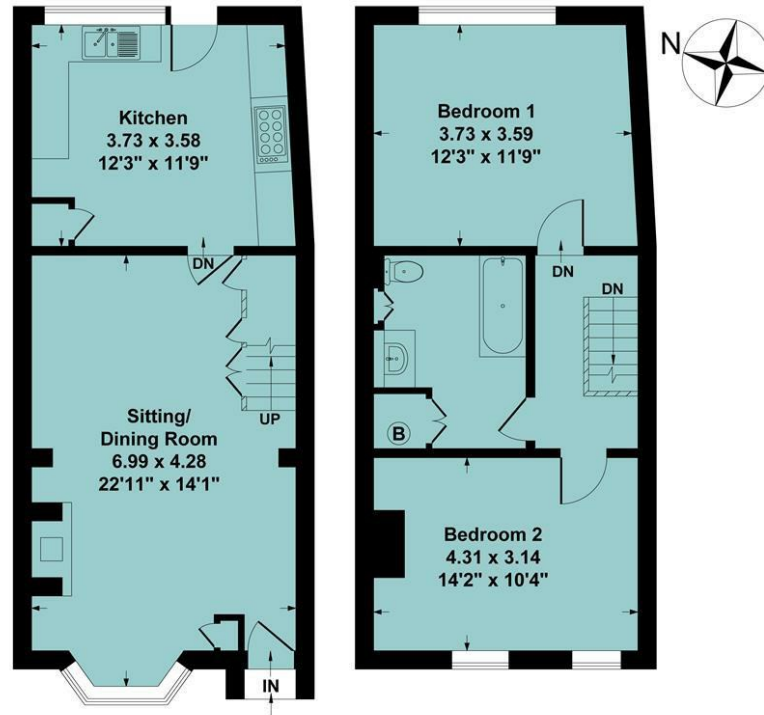


Agents Note

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 **First Floor**
Ground Floor Approx Area = 43.98 sq m / 473 sq ft
First Floor Approx Area = 43.13 sq m / 464 sq ft
Total Area = 87.11 sq m / 937 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 plus) A			
(81-91) B			
(69-80) C		69	75
(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	

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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.



104 West Street
 Banbury



104 West Street, Banbury, Oxfordshire,
OX16 3HE

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

**A SPACIOUS AND EXTENDED TWO BEDROOM
TERRACED HOUSE BENEFITTING FROM OPEN PLAN
LIVING, A GENEROUS REAR GARDEN AND TWO
DOUBLE BEDROOMS LOCATED A SHORT WALK FROM
THE TRAIN STATION AND TOWN CENTRE**

**Lounge/diner, kitchen, two double bedrooms,
family bathroom, rear garden. Energy rating C.**

£280,000 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. Continue to the end of the road and the property will be found on the right hand side just after the turning for Old Grimsbury Road. 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:

* Enter into the lounge/diner, Karndean flooring throughout, large bay window to front, fireplace with log burner, space for dining room furniture to the rear, useful understairs storage with lighting, door to kitchen, stairs to first floor.

* Kitchen fitted a range of base and eye level units, wood effect worktops and white gloss fronts, range cooker with built-in extractor, space and plumbing for washing machine, space and plumbing for dishwasher, space for American style fridge freezer, space for tumble dryer, tiled splashback, inset sink, door and window to rear garden.

* First floor landing with hatch to loft and doors to all rooms, small desk space.

* Bedroom one is a large double with two windows to the front.

* Bedroom two is a double with a large window overlooking the rear garden, laminate flooring and plenty of space for a wardrobe.

* Bathroom fitted with a white suite comprising bath with shower over, WC and vanity wash hand basin, airing cupboard housing the gas fired boiler, shelved storage for bedding and towels, tiled walls, extractor fan.

* The rear garden comprises a patio which leads to a lawned area where there is a shed which is included in the sale and a border of plants and shrubs. There is a right of way across the garden to the left, this is a locked gate with key pad access.

Services

All mains services are connected. The boiler is located in the airing cupboard in the bathroom.

Local Authority

Cherwell District Council. Council tax band B.

Viewing

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

Energy rating: TBC

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.