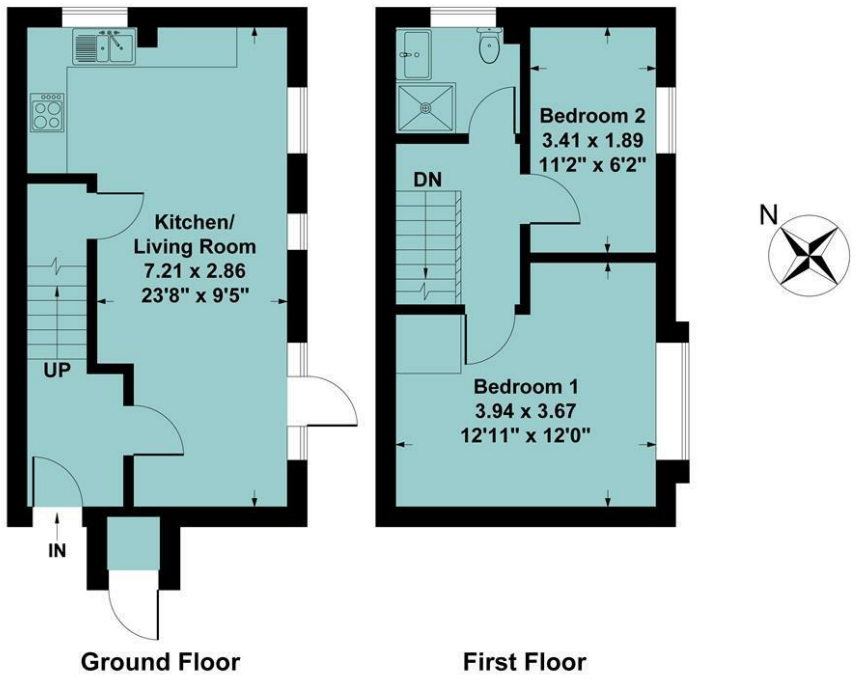
Agents Note

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

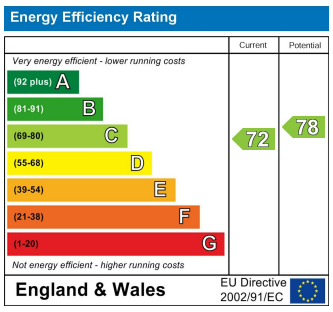
Anker and Partners earn supplementary income from various sources relating to the provision, referral and introduction of services and products to our clients and customers. This may be in the form of a fixed fee or a percentage of a premium, fee or invoice. This is not done in all cases and use of these 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 = 28.95 sq m / 313 sq ft
First Floor Approx Area = 28.19 sq m / 303 sq ft
Total Area = 57.14 sq m / 616 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.



46 The Camellias
Banbury

Anker

46 The Camellias, Banbury, Oxfordshire, OX16 1YT



Approximate distances
Banbury town centre 2 miles
Banbury railway station 2 miles
Oxford 24 miles
Stratford upon Avon 18 miles
Junction 11 (M40 motorway) 2 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 RECENTLY MODERNISED AND GREATLY IMPROVED TWO BEDROOM END OF TERRACE HOUSE LOCATED IN A QUIET CUL-DE-SAC AND OFFERED TO THE MARKET CHAIN FREE.

Entrance hall, open plan living/kitchen/dining room, two double bedrooms, family shower room, landscaped garden, two allocated parking spaces. Energy rating C.

£230,000 FREEHOLD











Directions

From Banbury town centre proceed along the Warwick Road turning right at the second roundabout into Ruscote Avenue. Continue and turn left at the roundabout into Longelandes Way and follow this road to the first mini roundabout and turn right into Highlands. Take the first turning on the right and continue down the hill where The Camellias can be seen on the left hand side. At the first sign for The Camellias showing even numbers 38-54 follow the numbering system and number 46 can be seen on

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:

* Entrance hall with stairs to first floor, door to the living room, laminate flooring.

* Living room with opening to the dining area and kitchen, double doors leading to the garden and two windows to the side.

* Kitchen/dining room fitted with a range of white base and eye level units with worktop over, integrated oven and four ring electric hob, space and plumbing for washing machine, space for fridge freezer, tiled splashback, door to understairs storage cupboard, window to rear.

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

* Bedroom one is a double with window overlooking the garden and built-in wardrobe.

* Bedroom two is a small double with window overlooking the rear garden.

* Shower room fitted with a walk-in double shower cubicle, WC, vanity wash hand basin, tiled flooring and window to rear.

* Outside the garden has been landscaped and comprises a patio area, a lawned area and a pathway leads down to another lower lawned area.

* There are two allocated parking spaces.

All mains services are connected. The boiler is in the loft.

Cherwell District Council. Council tax band B.

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 £35 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.