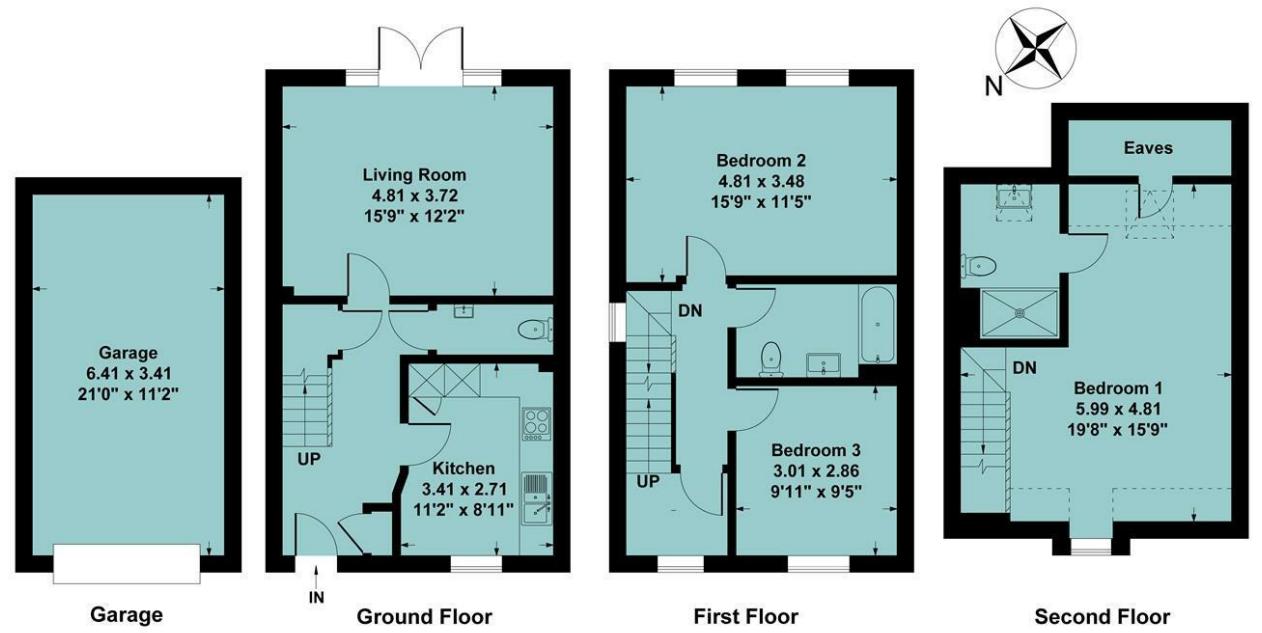


Agents Note

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 = 40.06 sq m / 431 sq ft
 First Floor Approx Area = 40.06 sq m / 431 sq ft
 Second Floor Approx Area = 29.04 sq m / 313 sq ft
 Garage Approx Area = 29.04 sq m / 313 sq ft
 Total Area = 108.93 sq m / 1172 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			96
(81-91) B		86	
(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	

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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.



34 Longdon Crescent
 Banbury



34 Longdon Crescent, Banbury, Oxfordshire, OX16 9FP

Approximate distances

Banbury town centre 0.5 miles
Banbury railway station 0.75 miles on foot, 1 mile by car
Junction 11 (M40 motorway) 2 miles
Oxford 24 miles
Stratford upon Avon 22 miles
Leamington Spa 20 miles
Chipping Norton 13 miles
Bicester 14 miles

A THREE BEDROOM TOWNHOUSE IDEAL FOR FIRST TIME BUYERS OFFERED WITH A COMPLETE ONWARD CHAIN

Entrance hall, cloakroom, kitchen, living room, three bedrooms, ensuite, family bathroom, rear garden, parking and garage. Energy rating B.

£350,000 FREEHOLD



Directions

From Banbury town centre proceed via George Street and Lower Cherwell Street into Hightown Road and turn left into Bankside. Follow the road for approximately a ¼ of a mile and then take a left into Caldwell Road. At the T-junction take a right onto Cawse Street and then take the next right into Longdon Crescent where number 34 can be found on the left hand side.

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 throughout.

* Approximately 6 years old.

* Ideal for first time buyers.

* Entrance hall with stairs to first floor.

* Modern kitchen with wall and base mounted units, integrated appliances include oven and gas hob, dishwasher, washing machine and fridge freezer.

* Warm and cosy living room with patio doors opening to the rear garden.

* Downstairs WC with wash hand basin, WC and extractor fan.

* Spacious first floor double bedroom with two windows overlooking the rear garden and ample space for wardrobes and drawers.

* Further first floor bedroom with window to front.

* Family bathroom fitted with a suite comprising bath with shower over, WC, wash hand basin and extractor fan.

* On the top floor is the spacious master suite with window to the front allowing in lots of light and ensuite comprising shower cubicle, wash hand basin, WC and sky light.

* The rear garden is low maintenance with small patio area, lawn and decking to the rear. Gated side access to driveway.

* Driveway parking for two cars and access to garage which has light and power.

Services

All mains services are connected.

Local Authority

Cherwell District Council. Council tax band D.

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.