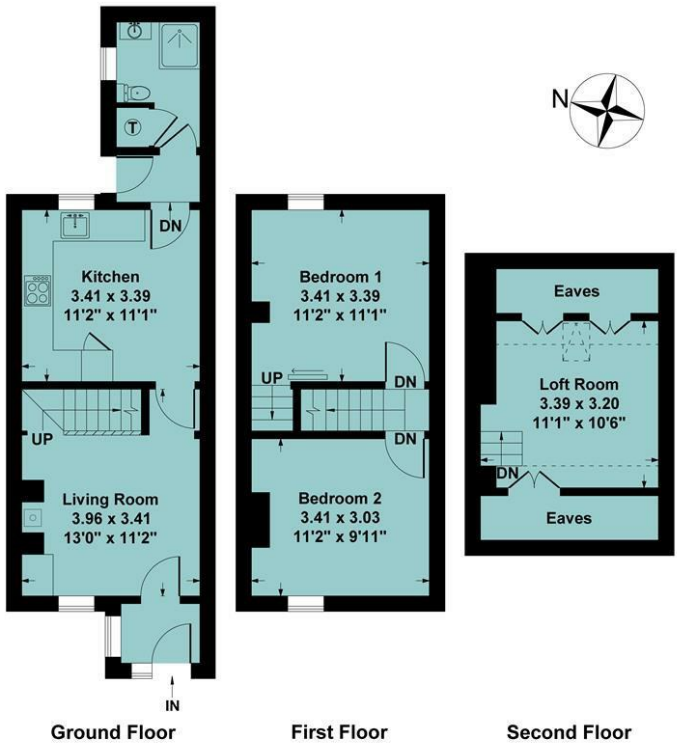
Agents Note

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

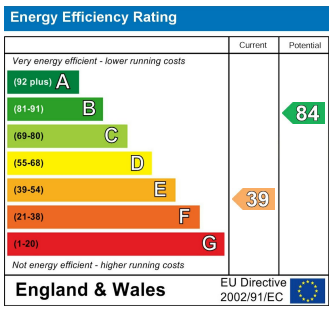
Anker and Partners earn supplementary income from various sources relating to the provision, referral and introduction of services and products to our clients and customers. This may be in the form of a fixed fee or a percentage of a premium, fee or invoice. This is not done in all cases and use of these 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 = 32.94 sq m / 355 sq ft
First Floor Approx Area = 25.23 sq m / 272 sq ft
Second Floor Approx Area = 10.19 sq m / 110 sq ft
Total Area = 68.36 sq m / 717 sq ft

Measurements are approximate, not to scale,
illustration is for identification purposes only.

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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.



49 East Street
Banbury

Anker

49 East Street, Banbury, Oxfordshire, OX16 3LL



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 TWO BEDROOM TERRACED HOME FULL OF CHARACTER FEATURES IDEAL FOR FIRST TIME BUYERS, WITHIN WALKING DISTANCE OF THE TRAIN STATION

Entrance porch, living room, kitchen, downstairs shower room, two bedrooms, rear garden, on street parking. Energy rating E.

£260,000 FREEHOLD











Directions

From Banbury proceed in an easterly direction via Bridge Street and into the Middleton Road. After approximately ¼ of a mile go straight on at the mini roundabout and continue along Middleton Road. East Street is the next turning on the left hand side. Follow the road down and number49 will be found on the right hand side after a short distance. 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:

* Full of character.

* Log burner.

* Ideal for first time buyers.

* Long rear garden.

* Walking distance to local shops and amenities.

* Entrance porch ideal for coats and shoes, opening up to the living room.

* Light and airy living room with window to front, log burner, stairs to first floor, door to kitchen.

* Kitchen comprising wall and base mounted units with integrated double oven and hob, sink, window overlooking the rear garden, space and plumbing for washing machine, space for fridge freezer, space for a breakfast table and chairs.

* Rear hallway with door opening to the rear garden.

* Modern downstairs shower room comprising WC, walk-in shower cubicle, wash hand basin, heated towel rail, window to side.

* First floor landing with access to both rooms.

* The master bedroom is a double with window overlooking the rear garden and with access to the loft.

* The second bedroom also benefits from being a double and has a window to the front and exposed wood floor.

* The loft is currently cleverly being utilised as an office space and benefits from a sky light.

* Low maintenance rear garden ideal for socialising with a gravelled area ideal for table and chairs, lawn, further decked area also ideal for entertaining and access to large shed.

* Please note there is a right of way across the garden giving access to number 50. The subject property has a right of access through number 48 which leads to a path which leads to the front of the house.

* On street parking.

Services

All mains services are connected with the exception of gas. The heating is electric.

Local Authority

Cherwell District Council. Council tax band A.

Viewing

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

Energy rating: E

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.