



9 Ashcroft Road
Banbury



9 Ashcroft Road Banbury, Oxfordshire, OX16 9DU

Approximate distances

Banbury town centre 0.75 miles

Junction 11 (M40 motorway) 2 miles

Banbury railway station 1.75 miles

Oxford 20 miles

Stratford upon Avon 20 miles

Leamington Spa 19 miles

Banbury to London Marylebone by rail 55 mins

Banbury to Birmingham by rail approx. 50 mins

Banbury to Oxford by rail approx. 19 mins

AN EXCEPTIONALLY WELL PRESENTED TWO BEDROOMED SEMI DETACHED BUNGALOW IN THIS HIGHLY REGARDED AREA TO THE SOUTH SIDE OF THE TOWN.

Porch, hall, sitting room, kitchen, conservatory, two bedrooms, shower room, gas ch via rads, uPVC double glazing, car port and extensive off road parking, gardens.

£275,000 FREEHOLD





Directions

From Banbury town centre proceed in a southerly direction toward Oxford (A4260). Having passed Sainsbury's turn right into Grange Road. Follow the road until Timms Road will be found as a turning to the left and follow this to the T-junction. Turn right into Beaconsfield Road and immediately left into Mayfield Road. Ashcroft Road will be found as the next right and the property will be found after a short distance on the left and can be recognised by our "For Sale" board.

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.

The Property

9 ASHCROFT ROAD is a brick built semi detached bungalow located in one of the area's most sought after locations on the south side of the town. It occupies a generous level plot in a relatively quiet spot. The well balanced accommodation is beautifully presented and complimented by a range of modern fittings. There is a generous amount of off road parking to the front and side as well as a car port. To the rear there is a pleasant mainly lawned area.

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 beautifully presented semi detached bungalow on the highly regarded Timms estate.

* Occupying a pleasant position on this relatively quiet road.

* Enjoying a generous level plot with a large frontage and pleasant garden to rear.

* Porch and hall with hatch to loft and fitted ladder.

* Sitting room with window to front.

* Kitchen with a range of base and eye level Birch effect units with chrome bar handles incorporating a built-in double oven, gas hob and extractor, integrated fridge and freezer, plumbing for washing machine, sink, door to the conservatory.

* Conservatory with uPVC double glazed door and windows overlooking the garden, radiator, power and light connected, ceramic tiled floor.

* Main bedroom with window to rear.

* Second bedroom with windows to front and side, fitted wardrobes.

* Shower room fitted with a modern white suite comprising a fully tiled shower cubicle, wash hand basin and WC, window, ceramic tiled floor, heated towel rail and window.

* Large frontage with lawn and shrubs alongside a large parking area incorporating a drive to the side which extends under a car port.

* Gated access from the drive leads to the back garden which is of a good size and includes a deck. Lawn and borders, large summerhouse/shed.

Services

All mains services are connected.

Local Authority

Cherwell District Council. Council tax band C.

Viewing

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

Agent's note

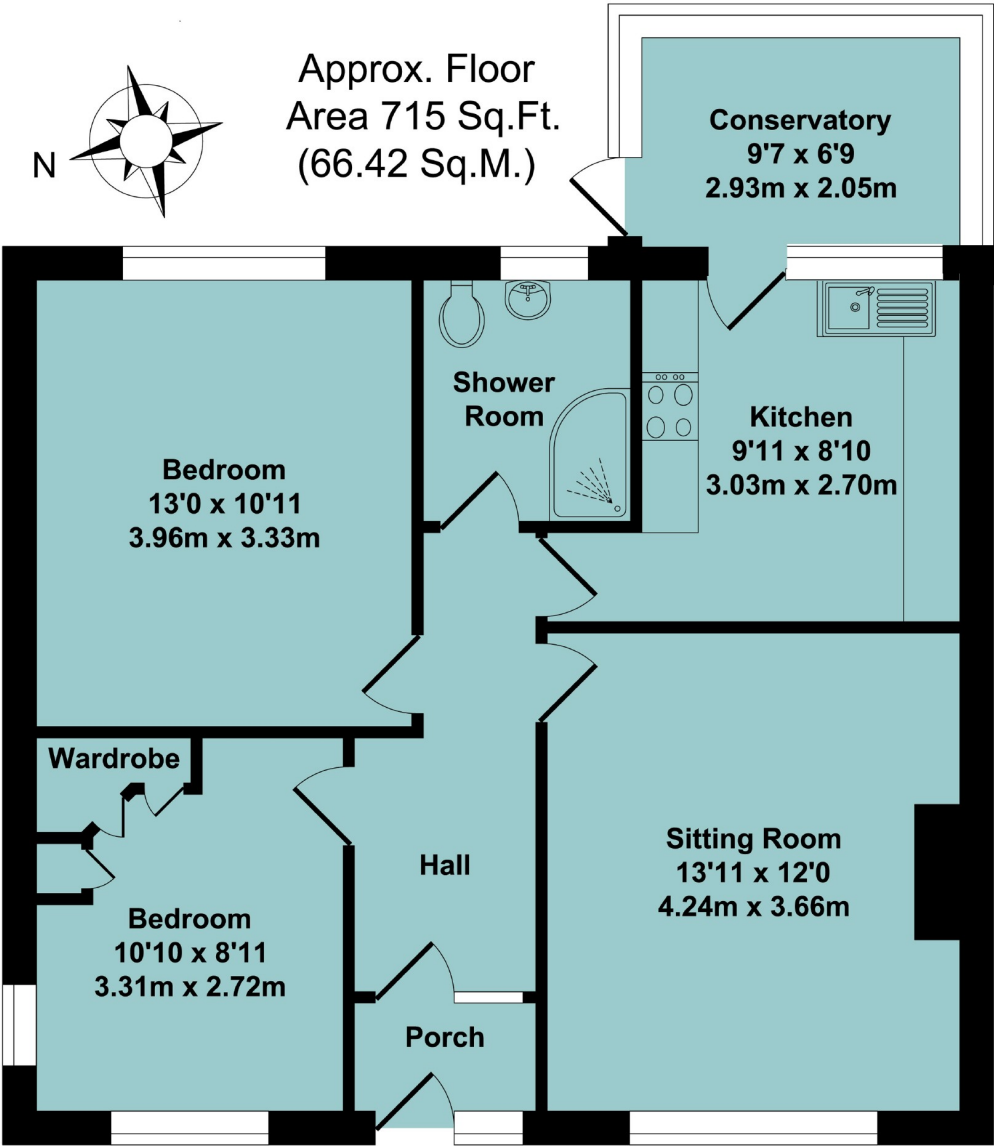
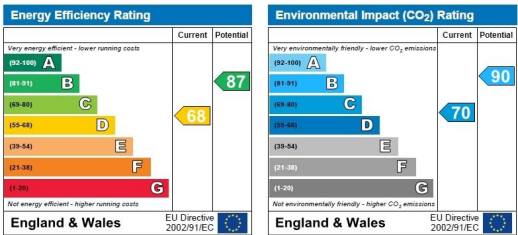
All room dimensions show maximum approximate measurements unless stated to the contrary. Facts provided by the vendors of this property are not a warranty. Room sizes are approximate and rounded and should not be relied upon for carpets and furnishings. Any purchaser is advised to seek professional or specialist advice. The description herein is not designed to mislead, please feel free to speak with us regarding any aspect unclear before viewing.

Survey & Valuation

Should you decide to purchase elsewhere in the Banbury area (via another Estate Agent) do please bear in mind that our Partner Robert Moore is a Chartered Surveyor and he is able to undertake Building Surveys, Home Buyer Reports and Valuations for all purposes. Discounted fee terms are available when simultaneous mortgage valuation work is carried out.

EPC

A copy of the full Energy Performance Certificate is available on request.



Total Approx. Floor Area 715 Sq.Ft. (66.42 Sq.M.)
All items illustrated on this plan are included in the "Total Approx Floor Area"

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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.