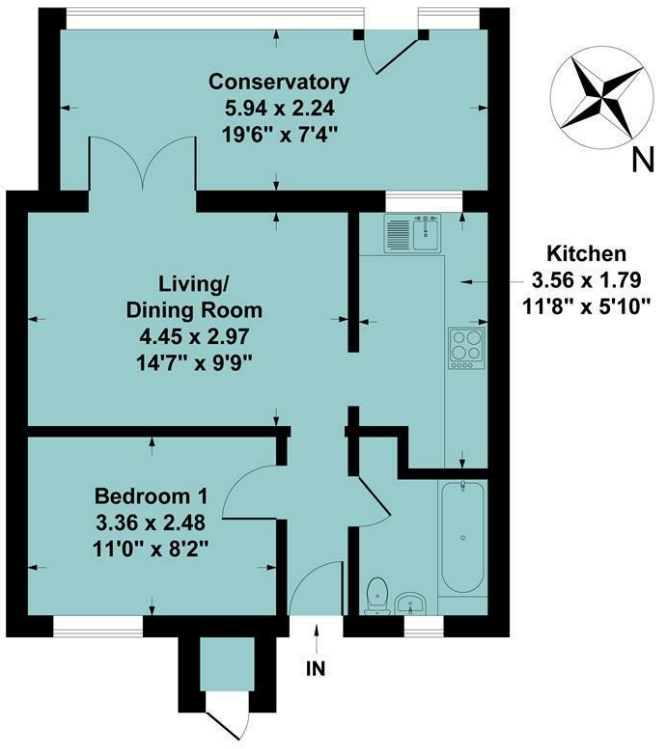
Agents Note

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

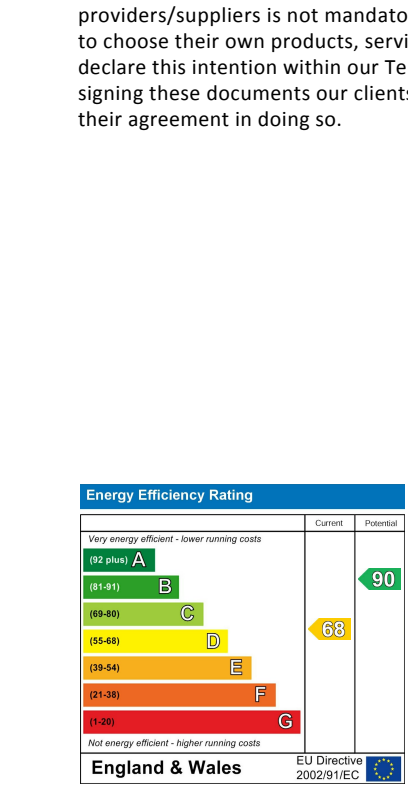
Anker and Partners earn supplementary income from various sources relating to the provision, referral and introduction of services and products to our clients and customers. This may be in the form of a fixed fee or a percentage of a premium, fee or invoice. This is not done in all cases and use of these 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.



Approx Area = 51.67 sq m / 556 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.



1 The Camellias
Banbury

Anker

1 The Camellias, Banbury, 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 RARELY AVAILABLE ONE BEDROOM BUNGALOW LOCATED A SHORT WALK FROM LOCAL SHOPS AND AMENITIES IDEAL FOR INVESTORS, FIRST TIME BUYERS OR DOWNSIZERS

Entrance hall, sitting room, kitchen, bedroom, bathroom, conservatory, new double glazing, gas central heating, rear garden. Energy rating D.

£209,000 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. Ignore the first sign for The Camellias and take the second turning signposted The Camellias and follow the numbering

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

1 THE CAMELLIAS is a well presented rarely available one bedroomed bungalow which is pleasantly located in this popular neighbourhood on the northern outskirts of town. The bungalow would ideally suit investors, those looking to downsize or first time buyers. There is an enclosed rear courtyard garden and allocated parking space. A floorplan has been prepared to show the room dimensions and layout of the property as detailed below. Some of the main features are as follows:

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 doors to the sitting room, bedroom and bedrooms, Bamboo flooring which continues through to the bedroom.

* Good sized double bedroom with window to front and Bamboo flooring.

* Bathroom fitted with a suite comprising bath with shower over, WC and wash hand basin, window to front, airing cupboard with built-in shelving, heated towel rail.

* Sitting room with patio doors leading to the conservatory, door to kitchen and Bamboo flooring.

* Kitchen fitted wit a range of base and eye level units, inset sink, integrated oven, four ring electric hob and extractor over, space and plumbing for a washing machine, space and plumbing for a slimline dishwasher, space for undercounter fridge and freezer, window to rear.

* Conservatory with windows and door to garden.

* Tiered garden with steps up to a lawned area with various trees, shrubs and bushes.

Services

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

Local Authority

Cherwell District Council. Council tax band A.

Viewing

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

Energy rating: D

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.