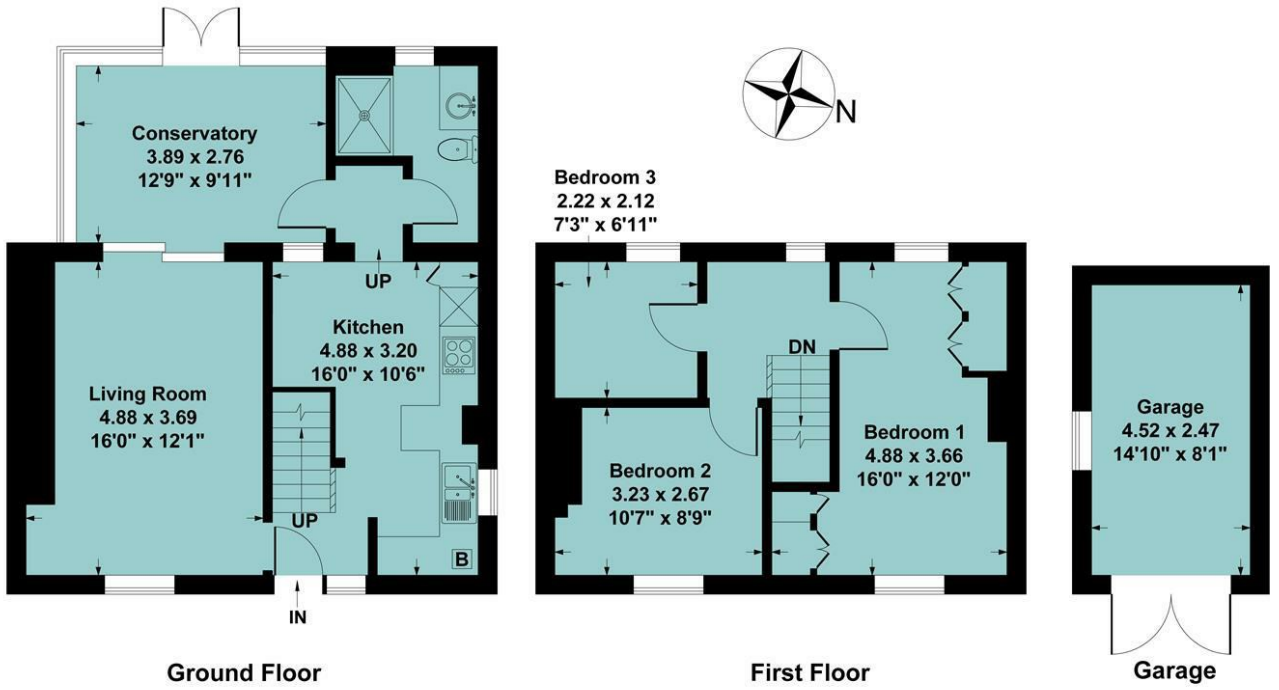
Agents Note

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

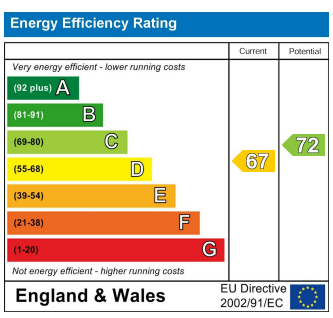
Anker and Partners earn supplementary income from various sources relating to the provision, referral and introduction of services and products to our clients and customers. This may be in the form of a fixed fee or a percentage of a premium, fee or invoice. This is not done in all cases and use of these 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 = 51.79 sq m / 558 sq ft
First Floor Approx Area = 34.36 sq m / 370 sq ft
Garage Approx Area = 11.16 sq m / 120 sq ft
Total Area = 97.31 sq m / 1048 sq ft

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

www.focuspointhomes.co.uk



01295 271414 ankerandpartners.co.uk post@ankerandpartners.co.uk
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.



10 St. Georges Crescent
Banbury

Anker

10 St. Georges Crescent, Banbury, Oxfordshire, OX16 9HN



Approximate distances
Banbury town centre 0.75 miles
Banbury railway station (rear access) 1 mile
Junction 11 (M40 motorway) 2.75 miles
Oxford 22 miles
Stratford upon Avon 20 miles
Leamington Spa 19 miles
Banbury to London Marylebone by rail approx. 55 mins
Banbury to Birmingham by rail approx. 50 mins
Banbury to Oxford by rail approx. 19 mins

A THREE BEDROOM SEMI DETACHED STEEL FRAMED PROPERTY BENEFITTING FROM OFF ROAD PARKING, A MODERN FITTED KITCHEN AND A LARGER THAN AVERAGE REAR GARDEN LOCATED A SHORT WALK FROM THE TOWN CENTRE AND THE HORTON HOSPITAL

Living room, kitchen, conservatory, downstairs shower room, three bedrooms, rear garden, garage, driveway parking. Energy rating D.

£270,000 FREEHOLD











Directions

From Banbury town centre proceed via South Bar into the Oxford Road (A4260). Travel passed the Horton Hospital and turn right before the traffic lights into Horton View. Having passed the post office turn right into St. Georges Crescent 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.

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:

* Front door opening into the kitchen which has stairs to first floor and door to living room. The kitchen comprises a range of wall and base mounted units with white gloss fronts and dark worktop over, inset double sink, integrated oven, integrated microwave, induction hob with extractor over, space for free standing fridge freezer, space and plumbing for washing machine, space for under counter freezer or tumble dryer, windows to front, side and rear, door to rear which leads to the bathroom and conservatory.

* The bathroom is fitted with a large walk-in double shower, white wash hand basin and vanity unit, WC, two mirrored wall mounted storage units, window to rear.

* Dual aspect living room with windows to the front, an electric fireplace and patio doors to the rear which lead to the conservatory,

* The conservatory is fitted with a solid warm roof which has been retrospectively fitted and runs across the top of the conservatory and downstairs shower room, windows and door opening to the rear garden, ample space for dining room furniture if required.

* First floor landing with window to rear, hatch to loft and doors to all bedrooms. Please note the loft is fully boarded and fitted with a ladder.

* Bedroom one is dual aspect with windows to front and rear, a range of Sharps fitted wardrobes, ample space for a king size bed.

* Bedroom two is a double with window to front and built-in storage.

* Bedroom three is a single with window to rear. This room is currently used as an office.

* The rear garden measures approximately 95ft x 30ft and is mostly laid to lawn with a patio and pathway leading to the bottom of the garden where there are raised beds for growing vegetables and borders. Greenhouse, shed, garage and a decked seating area behind the garage as well as gated side access.

* The garage is fitted with two hinged doors to the front (please note there is no vehicular access to the garage, it is used solely for storage).

* To the front there are two off road parking spaces on the driveway.

Agent's note

The property is of steel framed construction.

Services

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

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.