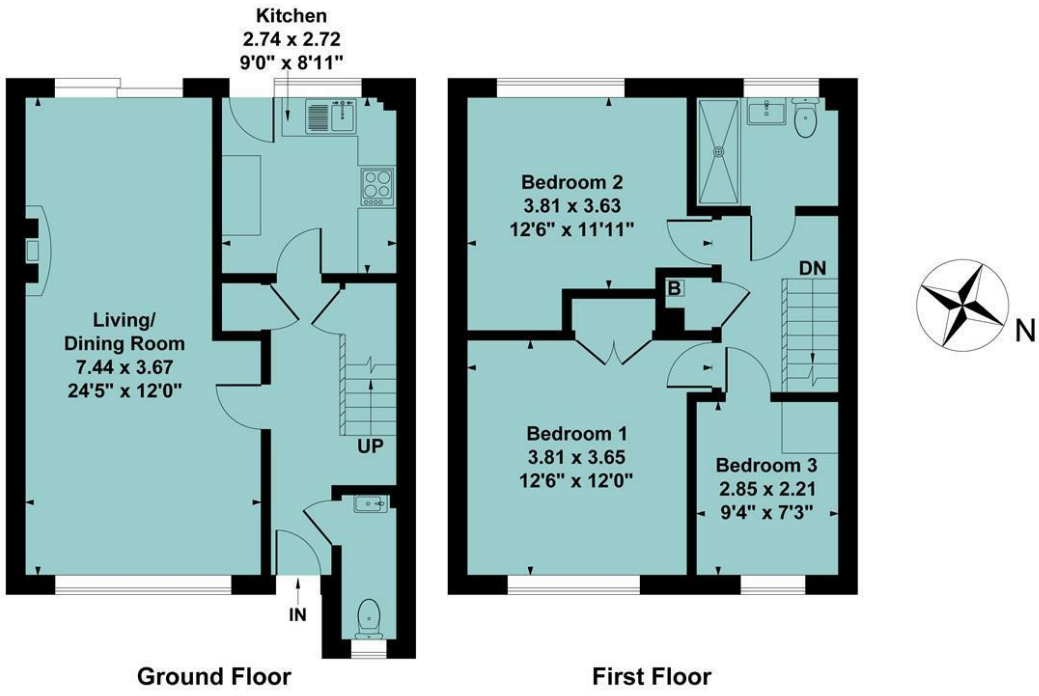
Agents Note

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

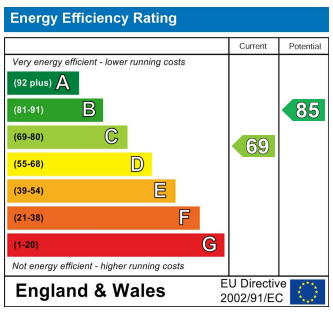
Anker and Partners earn supplementary income from various sources relating to the provision, referral and introduction of services and products to our clients and customers. This may be in the form of a fixed fee or a percentage of a premium, fee or invoice. This is not done in all cases and use of these 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 = 43.86 sq m / 472 sq ft
First Floor Approx Area = 43.00 sq m / 463 sq ft
Total Area = 86.86 sq m / 935 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.



17 Portway
Banbury

Anker

17 Portway, Banbury, Oxfordshire, OX16 1QQ



Approximate distances
Banbury town centre 1 mile
Banbury train station 1 mile
Oxford 23 miles
Stratford upon Avon 21 miles
Leamington Spa 19 miles
Banbury railway station rear parking 1.25 miles
Banbury to London Marylebone by rail approx. 55 mins
Banbury to Oxford by rail approx. 19 mins

A WELL PRESENTED THREE BEDROOM HOME IDEAL FOR FIRST TIME BUYERS LOCATED WITHIN A GOOD RANGE OF LOCAL AMENITIES AND SCHOOLS

Entrance hall, living/dining room, kitchen, downstairs WC, three bedrooms, bathroom, front and rear gardens, parking. Energy rating C.

£280,000 FREEHOLD











Directions

From Banbury town centre proceed in a northerly direction along North Bar Street and turn left at the crossroads traffic lights into the Warwick Road. Continue for approximately ½ a mile turning right into Ruscote Avenue at the second roundabout. Proceed to the next roundabout and turn left into Longelandes Way. Continue along this road straight on at the mini roundabout and take the fourth turning on the left into Portway. Take the first turning on the left. Continue along this road to the

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:

* Ideal for first time buyers.

* Well presented throughout.

* Walking distance to schools and amenities.

* Entrance hall with stairs to first floor and access to storage and understairs cupboards.

* Spacious living/dining room with window to front and French doors opening to the rear garden, ample space for table and chairs, electric fireplace.

* Kitchen/breakfast room fitted with a range of base and eye level units with worktop over, space and plumbing for washing machine, space for oven, space for fridge and freezer, door to back garden.

* Downstairs WC with WC, wash hand basin and window to front.

* First floor landing with access to airing cupboard housing the gas fired boiler.

* The master bedroom is a double with built-in wardrobe and space for drawers.

* The second bedroom is also a double with space for wardrobes and window overlooking the rear garden.

* Further singe bedroom ideal for use as a home office or nursery.

* Bathroom re-fitted approximately 3 years ago comprises a walk-in shower cubicle, WC, wash hand basin, fully tiled walls and window to rear.

* The rear garden comprises a patio area ideal for table and chairs, plant borders and gate to rear.

* To the front there is a low maintenance garden, electric power point and gate.

* Communal parking.

Services

All mains services are connected. The boiler is located in a cupboard on the landing.

Local Authority

Cherwell District Council. Council tax band B.

Energy rating: C

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

Viewing

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

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.