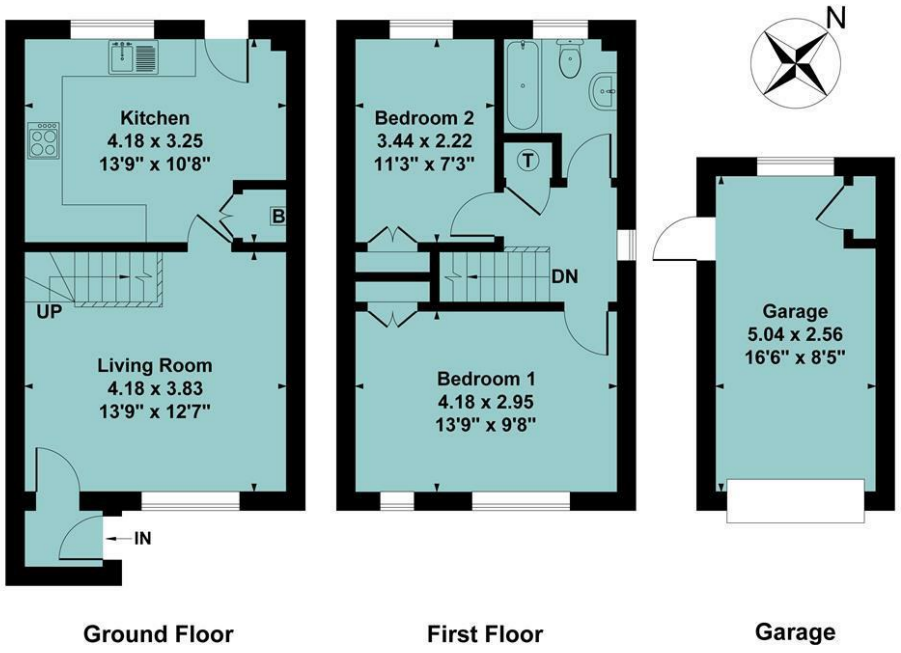
Agents Note

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 = 31.72 sq m / 341 sq ft
First Floor Approx Area = 30.22 sq m / 325 sq ft
Garage Approx Area = 12.90 sq m / 139 sq ft
Total Area = 74.84 sq m / 805 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.

7 Green Lane
Banbury

Anker

7 Green Lane, Banbury, Oxfordshire, OX16 9HD



Approximate distances
Banbury town centre 0.5 miles
Banbury railway station (rear access) 0.5 miles
Horton Hospital 0.25 miles
Junction 11 (M40 motorway) 2 miles
Oxford 22 miles
Stratford upon Avon 20 miles
Leamington Spa 19 miles
Banbury to London Marylebone by rail approx. 55 mins
Banbury to Oxford by rail approx. 19 mins
Banbury to Birmingham by rail approx. 55 mins

OFFERED TO THE MARKET CHAIN FREE IS THIS WELL PRESENTED TWO BEDROOM SEMI DETACHED HOUSE CONVENIENTLY LOCATED A SHORT WALK FROM THE TOWN CENTRE, HORTON HOSPITAL AND TRAIN STATION, BENEFITING FROM A GARAGE AND OFF ROAD PARKING FOR TWO CARS.

Entrance porch. living room, kitchen/diner, two bedrooms, family bathroom, front and rear garden, garage and driveway parking. Energy rating D.

£280,000 FREEHOLD











Directions

From Banbury town centre proceed via George Street to the traffic lights and turn right into Lower Cherwell Street. Turn left at the next traffic lights and follow the road which leads into Hightown Road. As the road rises Green Lane will be found as a turning on the right hand side. The property will be found after a short distance on your left and can be recognised by our "For Sale" board.

Banbury

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:

* Enter into the porch where you have space for coats and shoes and door to the lounge.

* The lounge is fitted with an electric fire and ornamental surround, door to the kitchen, window to the front, stairs to the first floor and a recessed area under the stairs for storage.

* Kitchen fitted with a range of base and eye level units, neutral fronts with wood effect worktop over, integral oven and grill with a four ring hob and extractor over, space for freestanding fridge/freezer, space and plumbing for washing machine and dishwasher, storage cupboard housing the boiler, ample space for table and chairs, tiled splashbacks and window and door to rear garden.

* Stairs to the first floor landing, with doors to both bedrooms, bathroom, airing cupboard housing hot water tank, window to side and hatch to loft.

* Bedroom one is a large double with two windows to the front and a built in storage cupboard over the stairs.

* Bedroom two is a single/small double with a built-in storage cupboard over the stairs and a window to the rear.

* Family bathroom fitted with a white suite, WC, sink and bath with shower over, part tiled walls, window to the rear.

* The rear garden has a decked area immediately outside the rear doors, outside tap and steps leading down to a patio area which leads to the garage at the gated side access, further steps lead down to a shingled seating area to the far rear of the garden.

* To the front of the property there is a lawned area with various bushes and shrubs, shared driveway with parking for two vehicles.

* Garage which has power points inside and up and over door to the front and a window to the rear. The personal door at the back of the garage is currently not in use.

Agents Note

The street is permit parking only. Parking is available on the driveway however if you did wish to park on street a permit can be purchased for approximately £80 per annum per car. A maximum of two permits can be purchased per household.

Services

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

Local Authority

Cherwell District Council. Council tax band B.

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.