Agents Note

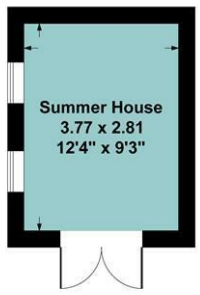
All room dimensions show maximum approximate measurements unless stated to the contrary. Facts provided by the vendors of this property are not a warranty. Room sizes are approximate and rounded and should not be relied upon for carpets and furnishings. Any purchaser is advised to seek professional or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

Referral fees

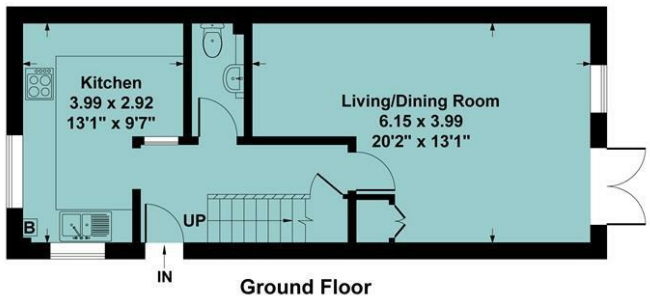
Anker and Partners earn supplementary income from various sources relating to the provision, referral and introduction of services and products to our clients and customers. This may be in the form of a fixed fee or a percentage of a premium, fee or invoice. This is not done in all cases and use of these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



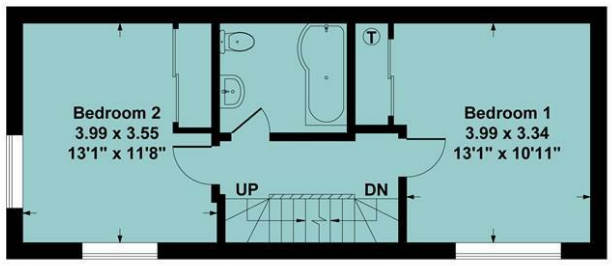
Second Floor



Outbuilding



Ground Floor

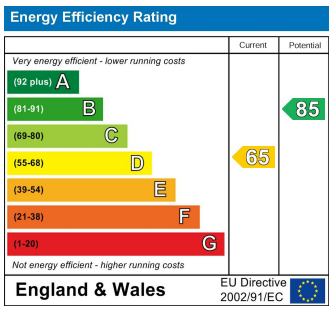


First Floor

Ground Floor Approx Area = 41.17 sq m / 443 sq ft
First Floor Approx Area = 41.17 sq m / 443 sq ft
Second Floor Approx Area = 25.05 sq m / 270 sq ft
Outbuilding Approx Area = 10.59 sq m / 114 sq ft
Total Area = 117.98 sq m / 1270 sq ft

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

www.focuspointhomes.co.uk



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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.



33 Broome Way
Banbury

Anker

33 Broome Way, Banbury, Oxfordshire, OX16 3WQ



Approximate distances
Banbury town centre 0.5 miles
Banbury railway station 0.25 miles
Junction 11 (M40 motorway) 1 mile
Oxford 22 miles
Stratford upon Avon 20 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 THREE DOUBLE BEDROOM HOME WITH GREAT ACCESS TO THE M40 AND TRAIN STATION

Entrance hall, kitchen, living/dining room, downstairs WC, three bedrooms, ensuite, bathroom, rear garden, two allocated parking spaces. Energy rating D.

£310,000 FREEHOLD











Directions

From Banbury town centre proceed in an easterly direction via Bridge Street and into the Middleton Road. Having passed the second set of traffic lights turn left into Waterloo Drive and follow the road bearing left into Wellington Avenue. Continue along this road for approximately ½ a mile and continue into Broome Way. Continue to the end of the road which will open up to the parking area and the subject property can be found in the corner where a "For Sale" board has been erected.

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:

* Offered with no onward chain.

* Excellent access to the M40.

* Walking distance to train station.

* Three double bedrooms.

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

* Kitchen fitted with a range of wall and base mounted units, space for fridge freezer, space and plumbing for washing machine, space for cooker, integrated dishwasher.

* Living/dining room with a window and doors opening out to the rear garden, ample space for table and chairs, access to storage cupboard.

* Downstairs WC with wash hand basin, WC and extractor fan.

* On the first floor there are two double bedrooms both with built-in wardrobes.

* Family bathroom fitted with a suite comprising bath with electric shower over, WC and wash hand basin, heated towel rail and extractor fan.

* On the top floor is another double bedroom with access to the ensuite comprising shower cubicle, WC and wash hand basin. There is also access to spacious eaves storage.

* The rear garden has a small decking area and summerhouse with gated access to the rear.

* The property comes with two allocated parking spaces which are numbered.

Services

All mains services are connected. The gas fired 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.

* Please note there is an estate charge of £158 per annum payable to SJB Properties.