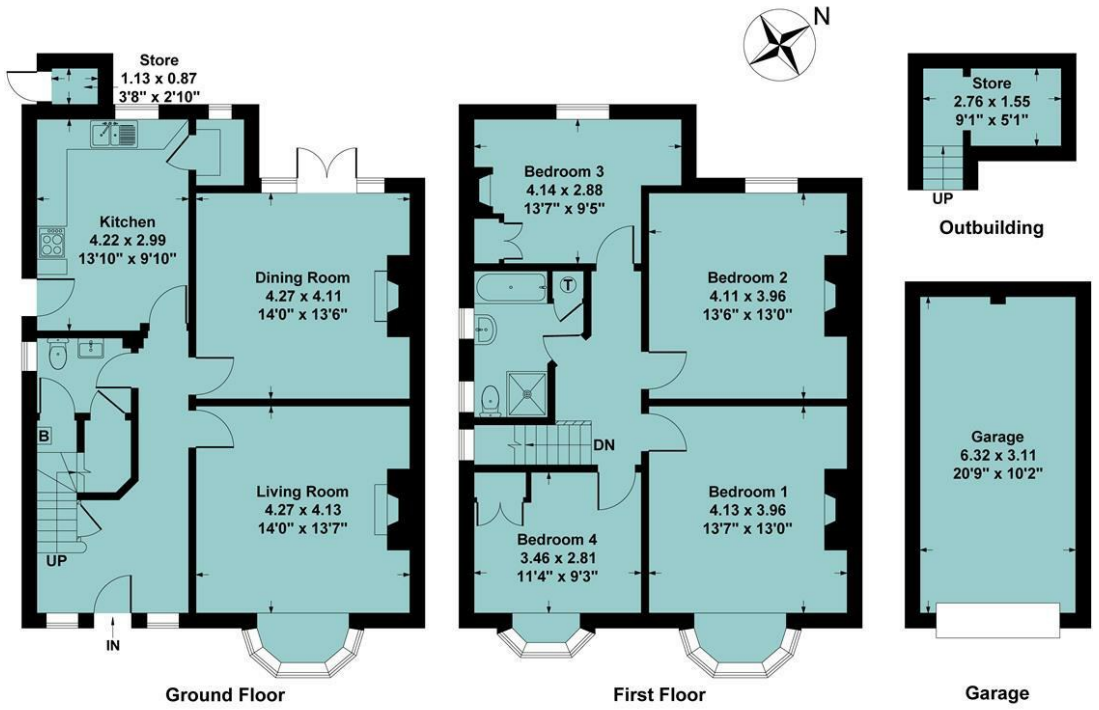
Agents Note

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

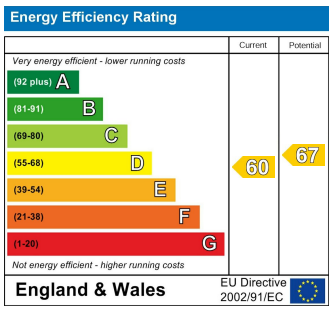
Anker and Partners earn supplementary income from various sources relating to the provision, referral and introduction of services and products to our clients and customers. This may be in the form of a fixed fee or a percentage of a premium, fee or invoice. This is not done in all cases and use of these 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 = 71.11 sq m / 765 sq ft
First Floor Approx Area = 70.89 sq m / 763 sq ft
Garage Approx Area = 19.65 sq m / 212 sq ft
Outbuilding Approx Area = 4.98 sq m / 54 sq ft
Total Area = 167.06 sq m / 1799 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.



42 Bloxham Road
Banbury

Anker

42 Bloxham Road, Banbury, Oxfordshire, OX16 9JN



Approximate distances
Banbury 0.5 miles
Banbury railway station 1 miles
Junction 11 (M40 motorway) 2.5 miles
Oxford 20 miles
Stratford Upon Avon 20 miles
Leamington Spa 19 miles
Banbury to Marylebone by rail approx. 55 mins
Banbury to Oxford by rail approx. 19 mins
Banbury to Birmingham by rail approx. 50 mins

A CHARMING PERIOD FOUR BEDROOM SEMI DETACHED HOUSE DATING BACK TO CIRCA 1920 WITH MANY PERIOD FEATURES IN A GENEROUS PLOT WITHIN WALKING DISTANCE OF THE TOWN CENTRE

Large hall, cloakroom, sitting room, dining room, kitchen/breakfast room, four bedrooms, bathroom, gas ch via rads, uPVC double glazing, garage, gardens. Energy rating D.

£470,000 FREEHOLD











Directions

From Banbury town centre proceed in a south westerly direction toward Chipping Norton and Bloxham (A361). Follow Bloxham Road for a short distance and the property will be found on the right hand side 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:

* A brick built semi detached house believed to have been constructed circa 1920 by Humphries Builders of Banbury retaining many of its period features.

* Occupying a generous plot within easy walking distance of the town centre.

* Bay windows, picture rails, high ceilings, fireplaces, bannisters and hand rails, stripped pine doors and exposed wood floors.

* Ground floor cloakroom.

* Sitting room with bay window to front, exposed floorboards, original marble fireplace, picture rails and coving.

* Dining room with French windows to rear garden, beautiful original fireplace with tiled inset and high wooden surround, stripped floorboards and picture rails.

* Kitchen/breakfast room overlooking the rear garden with door to a built-in pantry.

* Main bedroom with bay window to front, exposed floorboards, picture rails and coving.

* Second double bedroom with window to rear overlooking the garden, original tiled fireplace, exposed floorboards, third smaller double bedroom with bay window to front, stripped pine floorboards, picture rails, door to built-in cupboards and a fourth large single bedroom with window to rear overlooking the rear garden and outlooks beyond, original cast iron fireplace, doors to built-in cupboard.

* Spacious bathroom fitted with a four piece suite comprising panelled bath, separate shower cubicle, wash hand basin, two windows, door to built-in airing cupboard.

* To the front of the property there is a gated path leading to the front door, flower beds and borders. It should be noted that there is a dropped curb from the road and therefore we believe that off road parking to the front can be created subject to the necessary permission.

* Gated side access opens to the large rear garden where there is a paved terrace, lawns and borders, greenhouse, shed and original World War II air raid shelter which is Listed.

* Single garage which is larger than average and is approached via a vehicular access between numbers 30 and 32 Bloxham Road. It is the second on the right approached via an up and over door which is located a very short walk from the property.

* All mains services are connected.

Cherwell District Council. Council tax band E.

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.