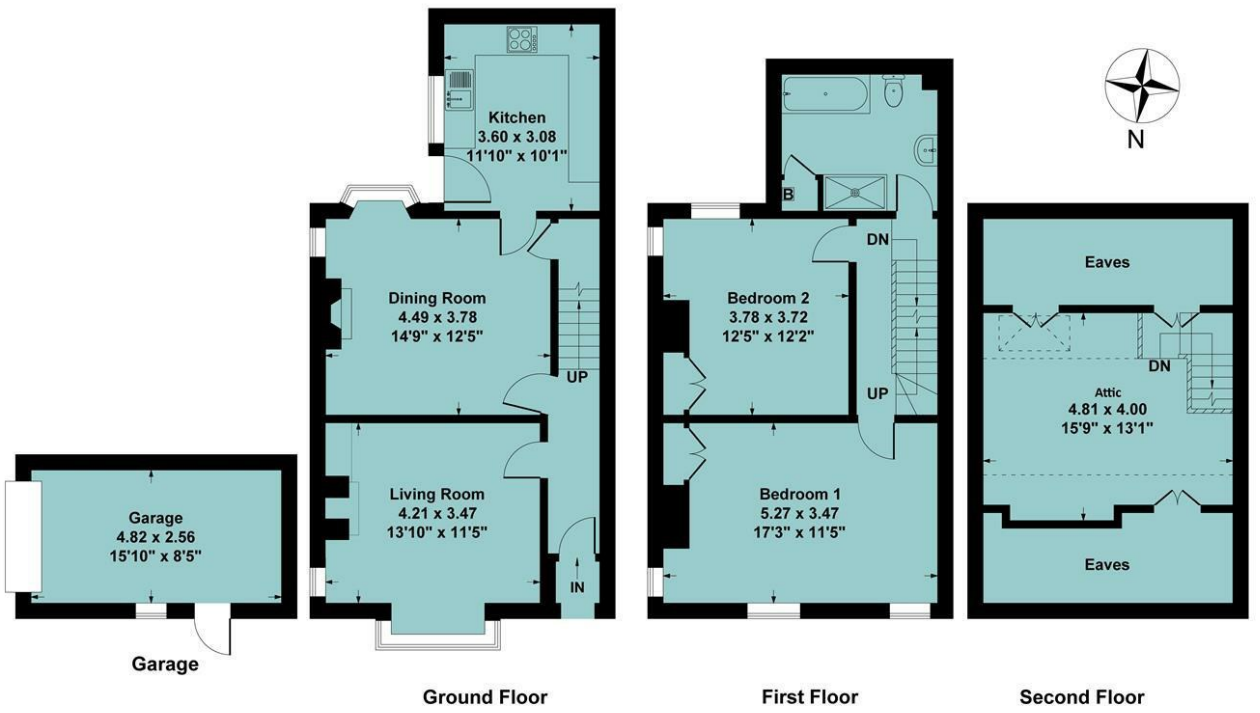
Agents Note

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

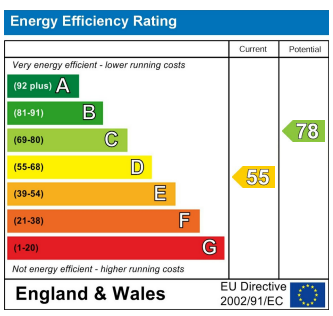
Anker and Partners earn supplementary income from various sources relating to the provision, referral and introduction of services and products to our clients and customers. This may be in the form of a fixed fee or a percentage of a premium, fee or invoice. This is not done in all cases and use of these 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 = 50.66 sq m / 545 sq ft
First Floor Approx Area = 47.41 sq m / 510 sq ft
Second Floor Approx Area = 18.39 sq m / 198 sq ft
Garage Approx Area = 12.33 sq m / 133 sq ft
Total Area = 128.79 sq m / 1386 sq ft

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

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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.



21a Gibbs Road
Banbury

Anker

21a Gibbs Road, Banbury, Oxfordshire, OX16 3HJ



Approximate distances
Banbury town centre 0.75 miles
Banbury railway station 0.5 miles
Junction 11 (M40 motorway) 0.8 miles
Oxford 23 miles
Stratford upon Avon 20 miles
Leamington Spa 18 miles
Banbury to London Marylebone by rail approx. 55 mins
Banbury to Oxford by rail approx. 17 mins
Banbury to Birmingham by rail approx. 55 mins

AN EXCEPTIONALLY SPACIOUS END TERRACE VICTORIAN TOWNHOUSE WHICH HAS BEEN THOROUGHLY REFURBISHED AND IS LOCATED WITHIN WALKING DISTANCE OF THE RAILWAY STATION AND TOWN CENTRE

Hall, sitting room, dining room, kitchen, two double bedrooms, attic, large bathroom, gas central heating via radiators, bay windows, high ceilings, double aspect rooms, modest courtyard garden, garage, no upward chain. Energy rating D.

£299,950 FREEHOLD











Directions

From Banbury proceed in an easterly direction via Bridge Street into the Middleton Road. After approximately a ¼ of a mile turn left at the mini roundabout into West Street. Continue to the end of the road and Gibbs Road will be found as a turning on the right hand side. Follow the road to the end and the property will be found on the right hand side on the corner as the road leads round into Old Grimsbury Road. A "For Sale" board has been erected for ease of identification.

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:

* Recessed porch with new tiled step and part glazed front door opening to the entrance hall with wood effect floor.

* Living room with deep bay window, fireplace and double aspect.

* Very large dining room with bay window, open fireplace and double aspect.

* Refitted shaker style kitchen with olive units incorporating a built-oven, hob and extractor, plumbing for washing machine, space for dishwasher, door to rear garden and window to side.

* Very large main double bedroom with window to front and second double bedroom with built-in wardrobe and double aspect with windows to side and rear.

* Spacious refitted bathroom with a modern four piece white suite including bath, separate double shower cubicle, wash hand basin and WC, heated towel rail, window and door to built-in airing cupboard housing the wall mounted Worcester gas fired combination boiler.

* High ceilings, fireplaces, bay windows, stripped pine doors and lots of natural light are among the features in this ready to move into period home.

* Small courtyard garden to rear with personal door to the single garage.

Services

All mains services are connected. The wall mounted gas fired boiler is located in the airing cupboard in the bathroom.

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.