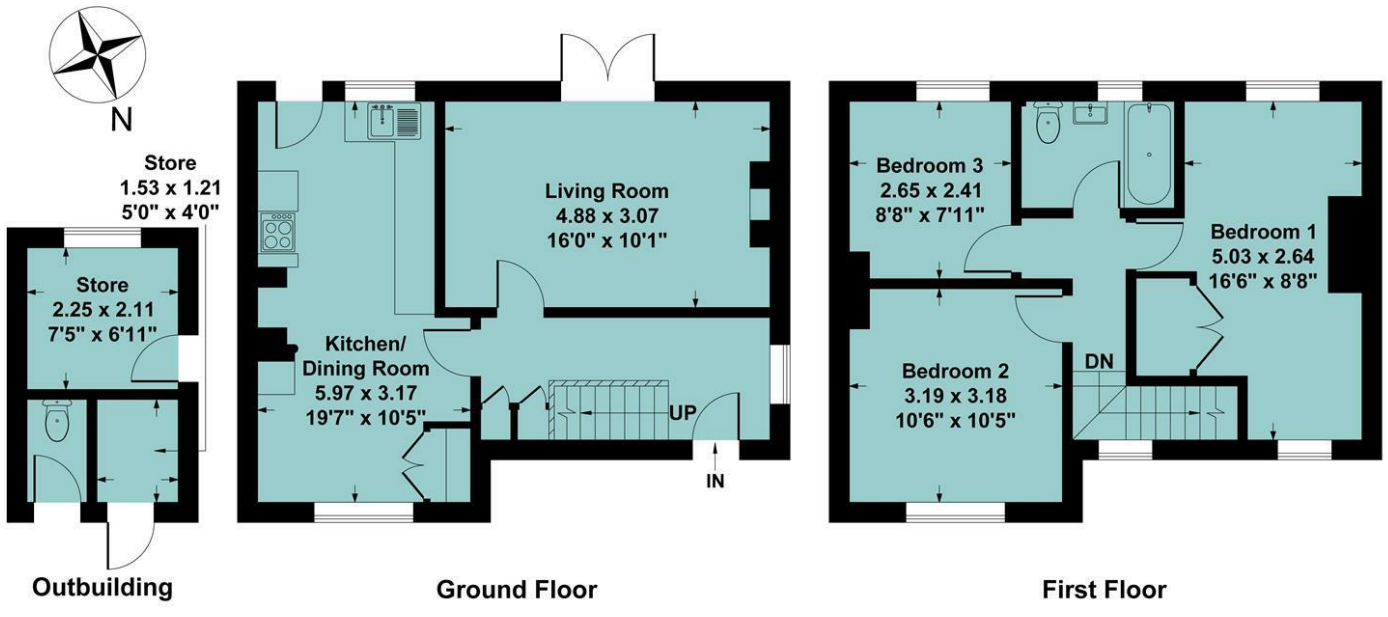
## Agents Note

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

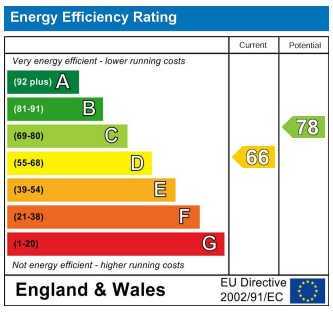
Anker and Partners earn supplementary income from various sources relating to the provision, referral and introduction of services and products to our clients and customers. This may be in the form of a fixed fee or a percentage of a premium, fee or invoice. This is not done in all cases and use of these 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 = 41.40 sq m / 446 sq ft**
**First Floor Approx Area = 41.40 sq m / 446 sq ft**
**Outbuilding Approx Area = 8.52 sq m / 92 sq ft**
**Total Area = 91.32 sq m / 984 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.





281 Warwick Road
Banbury

Anker

# 281 Warwick Road, Banbury, Oxfordshire, OX16 1AU



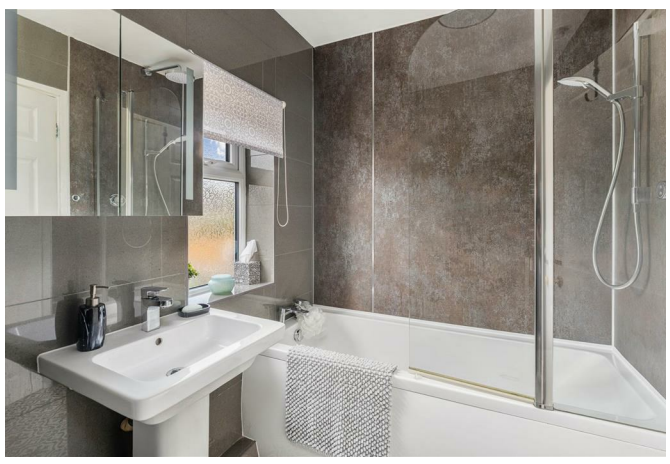
Approximate distances
Banbury town centre 1 mile
Banbury train station 1.25 miles
Junction 11 (M40 motorway) 1.5 miles
Stratford upon Avon 19 miles
Oxford 25 miles
Banbury to London Marylebone 55 mins by rail approx.
Banbury to Oxford 17 mins by rail approx.
Banbury to Birmingham 50 mins by rail approx

**A SPACIOUS AND WELL LOVED THREE BEDROOM SEMI DETACHED HOUSE LOCATED ON THE POPULAR WARWICK ROAD BENEFITTING FROM A KITCHEN/DINER, A GENEROUS REAR GARDEN PLUS DRIVEWAY PARKING FOR MULTIPLE VEHICLES**

**Entrance hall, living room, kitchen/dining room, three bedrooms, family bathroom, external store plus external downstairs WC, rear garden, driveway parking. Energy rating D.**

**£350,000 FREEHOLD**











## Directions

From Banbury town centre proceed in a northwesterly direction along the Warwick Road (B4100). Continue along this road going straight over the roundabout by the arcade of shops. Continue on until you reach the speed camera. The property will be found on the left hand side directly opposite the speed camera.

### 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:

* Entrance hall with doors to the lounge, kitchen/diner, window to side, understairs storage and stairs to first floor.

* The lounge is accessed off the hallway and has ample space for all furniture, a decorative fireplace and French doors leading to the garden.

* Kitchen/diner accessed again off the hallway with a range of base and eye level units with cream coloured fronts and a wood effect worktop over. Space for free standing fridge freezer, space and plumbing for free standing washing machine, space for cooker, inset sink, tiled splashback, space for table and chairs, understairs storage cupboard, window to front and window and door to the rear garden.

* First floor landing with doors to all rooms, hatch to loft and window to front.

* Bedroom one is a dual aspect large double with windows to front and rear and built-in wardrobes.

* Bedroom is a double with window to front and space for free standing furniture and wardrobes.

* Bedroom three is a large single with a window to the rear.

* The family bathroom has been refitted with a white suite comprising bath with shower over, WC and wash hand basin, tiled floor and walls, heated towel rail and window to rear.

* Outside is the external store and WC as well as two brick built additional stores.

* The rear garden is mostly laid to lawn with a large patio area, a path leads to the rear of the garden where there is a border of mature trees, shrubs, beds and borders. Gated side access leads to the front where there is a range of mature trees and bushes to one side and a block paved driveway for several vehicles.

* New roof fitted 2020 and newly replaced windows in 2021.

### Services

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

### Local Authority

Cherwell District Council. Council tax band C.

### Energy rating: D

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.