



11 Queens Road
Banbury

Anker

11 Queens Road Banbury, Oxfordshire, OX16 0EB

Approximate distances

Banbury town centre 0.3 miles

Junction 11 (M40) 1.5 miles

Banbury railway station 1 mile

Oxford 22 miles

Stratford upon Avon 18 miles

Banbury to London Marylebone by rail approx. 55 mins

Banbury to Oxford by rail approx. 17 mins

Banbury to Birmingham by rail 50 mins approx.

A THREE BEDROOMED VICTORIAN TERRACED TOWNHOUSE WITHIN WALKING DISTANCE OF THE TOWN CENTRE WITH SOME IMPROVEMENT REQUIRED.

Hall, sitting room, dining room, kitchen/utility, bathroom, three double bedrooms, gas ch via rads, uPVC double glazing, large rear garden, no onward chain. Energy rating D.

£225,000 FREEHOLD





Directions

From Banbury Cross proceed along West Bar and into the Broughton Road. Turn right into Bath Road and then first left into Park Road. Queens Road is the first right hand turning off Park Road and the property will be found a short distance along on the left where 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:

- * A three storey Victorian townhouse.
- * Sought after address within walking distance of People's Park and the town centre.
- * Two reception rooms.
- * Three double bedrooms.
- * Open plan kitchen/utility with built-in double oven, gas hob and hood over, plumbing for dishwasher and washing machine, space for fridge/freezer, double glazed door opening to the rear.

* Ground floor bathroom with a white suite comprising panelled bath with mixer taps and shower attachment, semi recessed wash hand basin and WC, ceramic tiled floor, fully tiled walls and window.

* Two first floor double bedrooms.

* Second floor attic double bedroom with under eaves storage.

* Period features including bay windows, fireplaces (currently not in use).

* Some general improvement and re-decoration required.

* Gas fired central heating via radiators and uPVC double glazing.

* Large rear garden which is mainly lawned and includes a patio and shed.

Services

All mains services are connected. The wall mounted gas fired Worcester combination boiler is located in an airing cupboard in the first floor bedroom at the rear.

Local Authority

Cherwell District Council. Council tax band B.

Viewing

Strictly by prior arrangement with the Sole Agents Anker & Partners.

Agent's 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 herein is not designed to mislead, please feel free to speak with us regarding any aspect unclear before

viewing.

Survey & Valuation

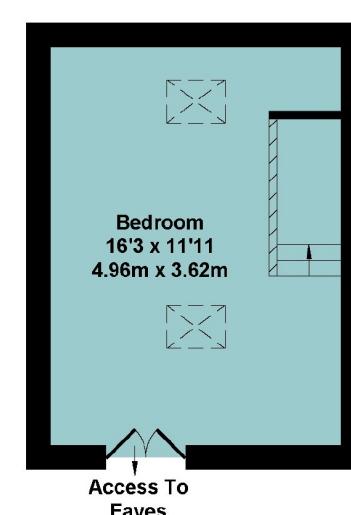
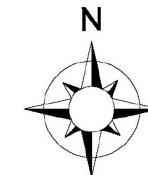
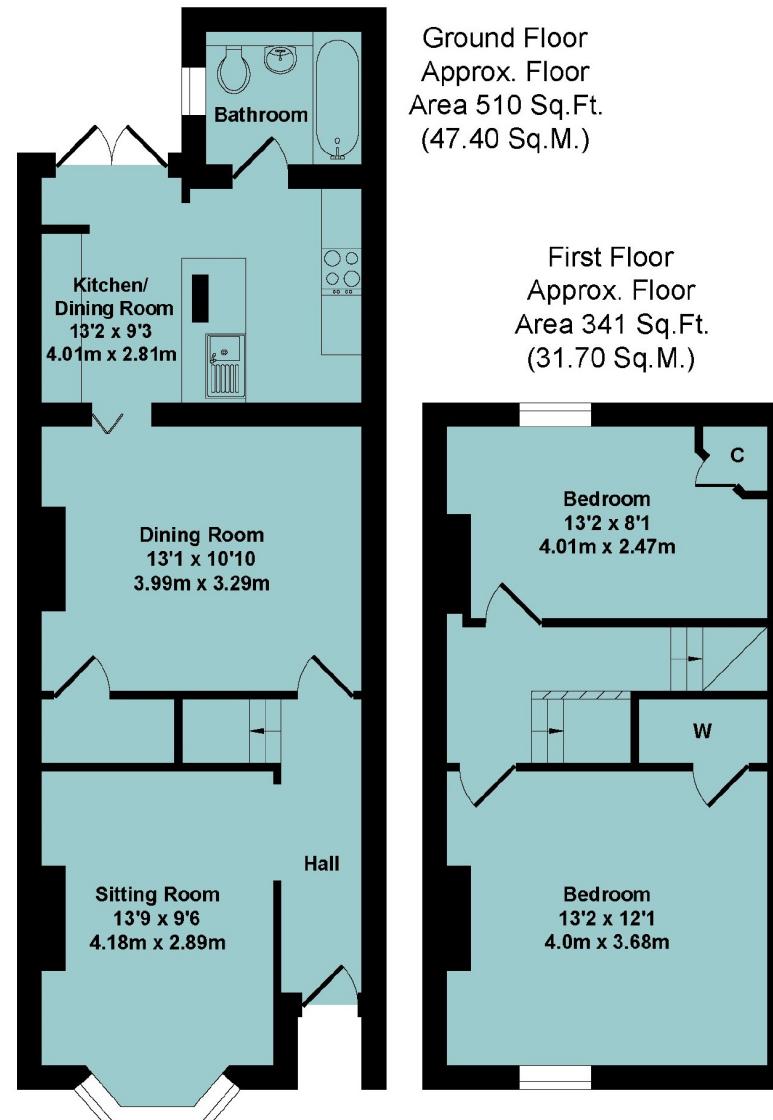
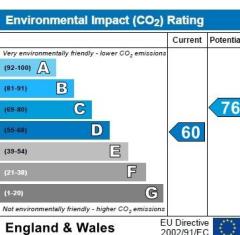
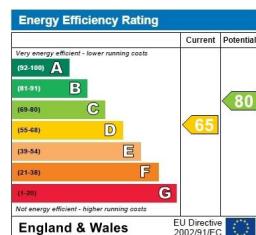
Should you decide to purchase elsewhere in the Banbury area (via another Estate Agent) do please bear in mind that our Partner Robert Moore is a Chartered Surveyor and he is able to undertake Building Surveys, Home Buyer Reports and Valuations for all purposes. Discounted fee terms are available when simultaneous mortgage valuation work is carried out.

EPC

A copy of the full Energy Performance Certificate is available on request.

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 to us doing so.



01295 271414 ankerandpartners.co.uk post@ankerandpartners.co.uk
31-32 High Street, Banbury, Oxfordshire OX16 5ER Fax: 01295 264100

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.

