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.

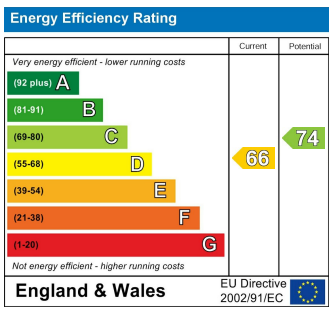
Referral fees

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 = 52.01 sq m / 560 sq ft
First Floor Approx Area = 42.21 sq m / 454 sq ft
Outbuilding Approx Area = 20.00 sq m / 215 sq ft
Total Area = 114.22 sq m / 1229 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.

60 Manor Road
Banbury

Anker

60 Manor Road, Banbury, Oxfordshire, OX16 3JE

Approximate distances
Banbury town centre 1 mile
Banbury railway station 0.75 miles
Junction 11 (M40 motorway) 0.5 miles
Oxford 20 miles
Stratford upon Avon 19 miles
Leamington Spa 17 miles
Banbury to London Marylebone by rail 55 mins approx.
Banbury to Oxford by rail 17 mins approx.
Banbury to Birmingham by rail 50 mins approx.

A THREE BEDROOM END OF TERRACE HOME WITH DRIVEWAY PARKING AND WORKSHOP/OUTBUILDING IDEAL FOR FIRST TIME BUYERS

Entrance hall, cloakroom, living room, dining room, kitchen, three bedrooms, bathroom, driveway, rear garden, spacious outbuilding. Energy rating D.

£325,000 FREEHOLD

Directions

From Banbury town centre proceed in an easterly direction via Bridge Street into the Middleton Road. Continue for approximately ¾ of a mile and at the traffic lights adjacent to Tesco Express turn left into Daventry Road. At the mini roundabout bear left into Manor Road and follow the road to the next mini roundabout bearing left again. The property will be found after a short distance on the left 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 three bedroom end of terrace home.

* Ideal for first time buyers.

* Outbuilding/workshop with power.

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

* Light and airy living room with window to front and electric fire.

* Dining room with space for table and chairs and patio doors opening out to the rear garden.

* Kitchen fitted with a range of wall and base mounted units with built-in oven with hob and extractor, space for fridge freezer, windows to side and rear and door to the rear garden.

* First floor landing.

* The master bedroom is a double with a range of built-in wardrobe and window to front.

* The second bedroom is also a double with window overlooking the rear garden.

* Third single bedroom.

* Bathroom fitted with a suite comprising bath with shower over, WC and vanity wash hand basin, two windows, fully tiled walls and tiled flooring, hatch to loft.

* The garden is mainly low maintenance with a small patio area, a lawn and a path leads down to the outbuilding/workshop.

* Spacious outbuilding/workshop with light and power.

* To the front there is off road parking on the driveway and to the left of the property a driveway gives vehicular access to the outbuilding/workshop at the foot of the garden.

Services

All mains services are connected. The gas fired boiler is located in the downstairs cloakroom.

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 £30 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.