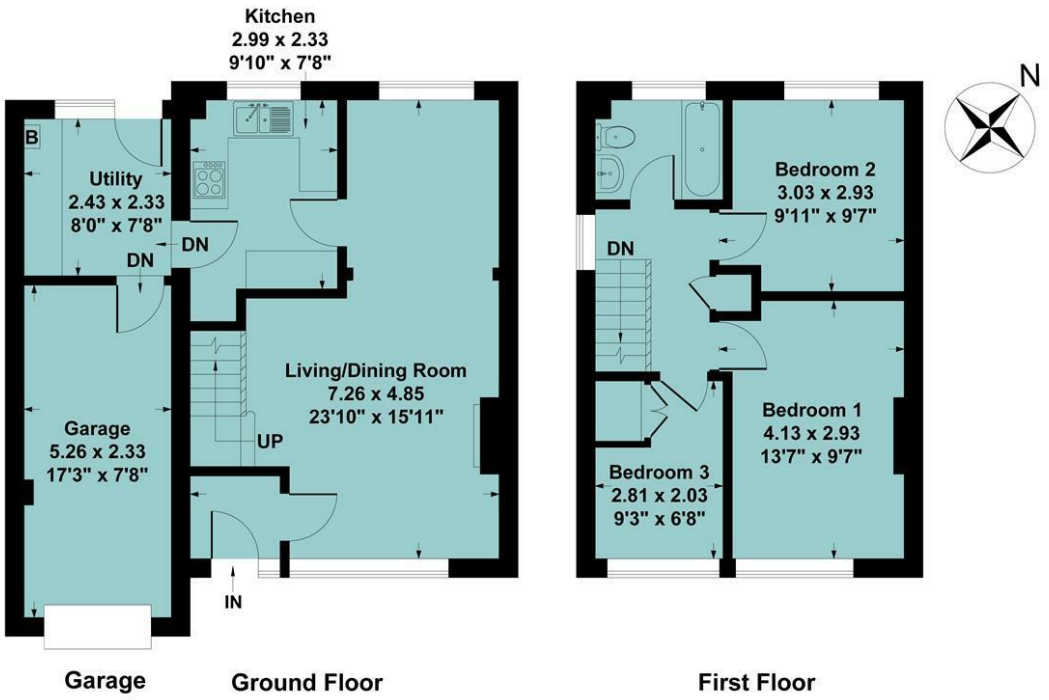
Agents Note

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 = 42.02 sq m / 452 sq ft
First Floor Approx Area = 35.50 sq m / 382 sq ft
Garage Approx Area = 12.25 sq m / 132 sq ft
Total Area = 89.77 sq m / 966 sq ft

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

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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.

24 Keats Road
Banbury

Anker

24 Keats Road, Banbury, Oxfordshire, OX16 9QY



Approximate distances
Banbury town centre approx 1 mile
Banbury railway station approx 2 miles
Junction 11 (M40 motorway) 2.5 miles
Banbury to London Marylebone by rail 55 mins
Banbury to Birmingham by rail 50 mins
Banbury to Oxford by rail 17 mins

OFFERED TO THE MARKET WITH NO ONWARD CHAIN IS THIS WELL PRESENTED THREE BEDROOM SEMI-DETACHED HOUSE IN THE HIGHLY REGARDED POETS CORNER AREA OF BANBURY.

Hall, sitting room/dining room, kitchen, utility room, three bedrooms, bathroom, gas central heating via radiators, uPVC double glazing, garage and off road parking, gardens. Energy rating D.

£315,000 FREEHOLD











Directions

From Banbury Cross proceed via West Bar into the Broughton Road. Continue straight on at the roundabout along Broughton Road and take the second left into Burns Road. Follow the road until it leads into Keats Road and the property will be found after a short distance on the left hand side.

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 porch with hanging space for coats and shoes, radiator, door to lounge.

* Dual aspect lounge/diner with large double glazed window to front, electric fireplace with ornamental surround, stairs to first floor, dining area with double glazed window to rear garden, space for dining room furniture and door to kitchen.

* Kitchen fitted with a range of base and eye level units, integrated oven and four ring electric hob, space for dishwasher, inset sink, tiled splashback, window to rear, door to understairs storage and door to utility.

* Utility with worktop, space and plumbing for washing machine, space for tumble dryer, window and door to rear garden, door to garage, tiled flooring.

* First floor landing with doors to all rooms, window to side, hatch to loft and door to airing cupboard.

* Bedroom one is a double with window to front.

* Bedroom two is a double with window to rear.

* Bedroom three is a single with window to front and a built-in storage cupboard over the stairs.

* Family bathroom fitted with a white suite comprising panelled bath with shower over, WC and wash hand basin, heated towel rail, window to rear, tiled walls and flooring.

* The rear garden is low maintenance with a patio immediately outside the back door and a large shingled area with a border of bushes and shrubs.

* Garage with light, power, up and over door and a personal door to the rear leading to thee utility.

* To the front there is a shingled driveway with off road parking for at least two vehicles.

Services

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

Local Authority

Cherwell District Council. Council tax band C.

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.