



6 Ashcroft Road
Banbury



6 Ashcroft Road Banbury, Oxfordshire, OX16 9DU

Approximate distances - Banbury town centre 1 mile
Banbury railway station 1.25 miles
Junction 11 (M40 motorway) 2.5 miles
Oxford 20 miles

Banbury to London Marylebone by rail 55 mins

Banbury to Birmingham by rail approx. 50 mins

Banbury to Oxford by rail approx. 19 mins

**A SPACIOUS EXTENDED THREE BEDROOMED SEMI
DETACHED BUNGALOW ON THE HIGHLY SOUGHT
AFTER TIMMS ESTATE OCCUPYING A LEVEL PLOT.**

Porch, large hall, sitting room, large and extended
kitchen/dining room, three bedrooms, bathroom re-
fitted as a shower room, gas ch via rads, uPVC double
glazing, extensive off road parking, car port, garage,
gardens to front and rear, west facing to rear.

£275,000 FREEHOLD





Directions

From Banbury Cross proceed in a southerly direction toward Oxford (A4260). Having passed Sainsbury's turn next right into Grange Road. Follow the road until Timms Road will be found a turning to the left and follow this to the T-junction. Turn right into Beaconsfield Road and immediately left into Mayfield Road. Ashcroft Road will be found as the next right and the property will be found after a short distance on the right 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 (51 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.

The Property

A floorplan has been prepared to show the dimensions and layout of the property as detailed below. Some of the main features include:

- * A brick built bungalow with extended living accommodation.
- * Well presented and spacious accommodation.
- * Large hall with hatch to very large fully boarded loft space with light and ladder connected which could be converted subject to planning permission and building

regulations approval.

- * Sitting room with stone fireplace and window to front.
- * A large extended kitchen/dining room with two windows to the garden and a further uPVC double glazed door opening to the garden, wall mounted Worcester gas fired boiler. A range of base and eye level kitchen units incorporating a built-in oven and hob, plumbing for washing machine, space for fridge and freezer, ample space for table and chairs.
- * Two double bedrooms and a single.
- * Re-fitted bathroom with a white suite comprising double shower cubicle, wash hand basin and WC.
- * Gas central heating via radiators and uPVC double glazing.
- * Extensive off road parking on the driveway with space for two cars on the open plan area to the front, new gates to further driveway under a car port beyond which is a single garage with up and over door, light and power connected.

- * A well presented west facing rear garden comprising patio, large lawn and borders with new fencing to side and rear.

Services

All mains services are connected. The wall mounted Worcester gas fired boiler which was installed approximately 3 years ago is located in the kitchen.

Local Authority

Cherwell District Council. Council tax band C.

Viewing

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

Agent's note

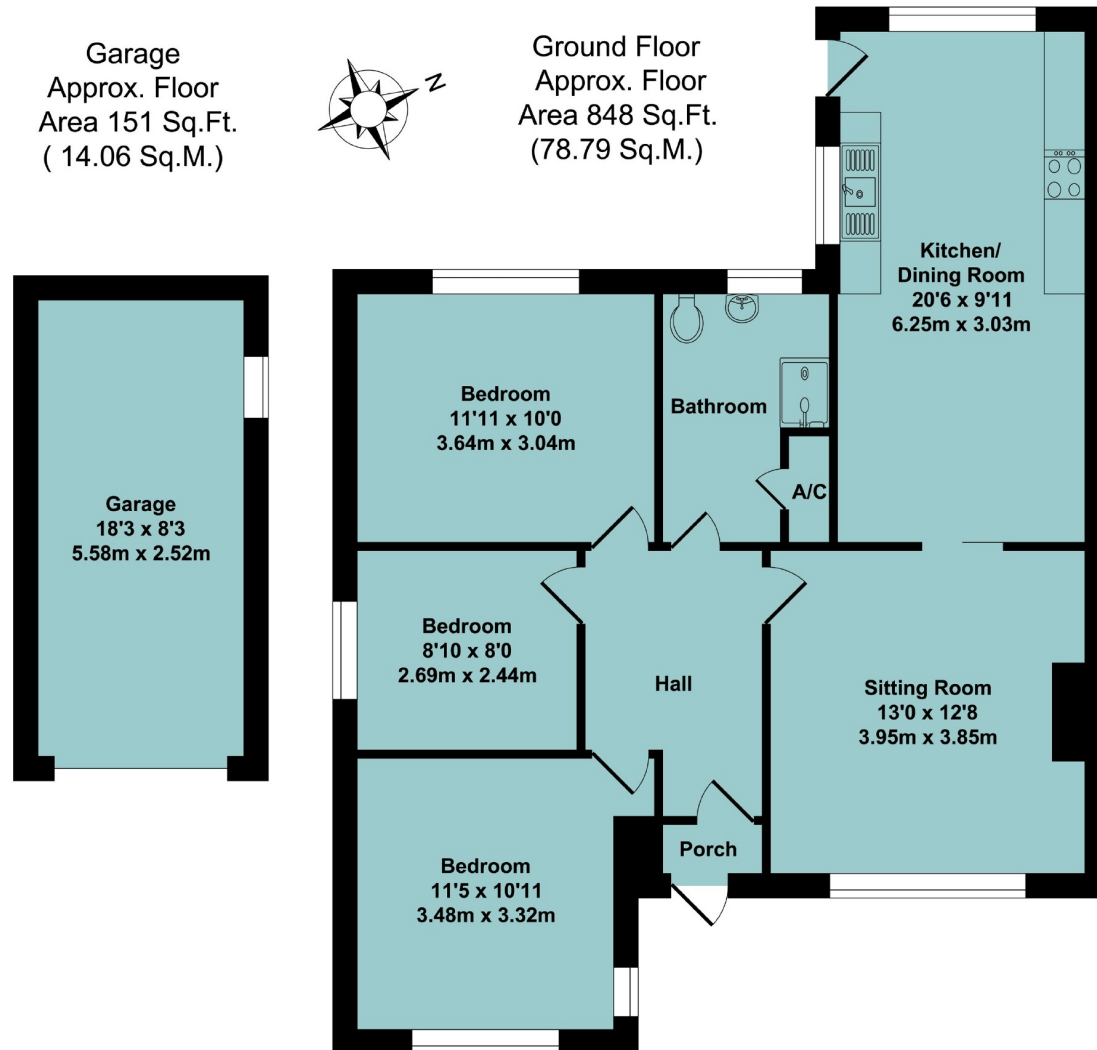
All room dimensions show maximum approximate measurements unless stated to the contrary. Facts provided by the vendors of this property are not a warranty. Room sizes are approximate and rounded and should not be relied upon for carpets and furnishings. Any purchaser is advised to seek professional or 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.



Total Approx. Floor Area 999 Sq.Ft. (92.85 Sq.M.)

All items illustrated on this plan are included in the "Total Approx Floor Area"

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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.