



19 The Camellias  
Banbury



# 19 The Camellias Banbury, Oxfordshire, OX16 1YT

Approximate distances

Banbury town centre 2 miles

Banbury railway station 2 miles

Oxford 24 miles

Stratford upon Avon 18 miles

Junction 11 (M40 motorway) 2 Miles

Banbury to London Marylebone by rail approx. 55 mins

Banbury to Birmingham by rail approx. 50 mins

Banbury to Oxford by rail approx. 17 mins

**A PLEASANTLY LOCATED TWO BEDROOMED END TERRACED HOUSE OVERLOOKING A WOODED AREA ON THE POPULAR RESIDENTIAL NEIGHBOURHOOD OF HARDWICK.**

Entrance hall, sitting room, kitchen, two bedrooms, bathroom, double glazing, gas central heating, rear garden.

**£185,000 FREEHOLD**





### Directions

From Banbury town centre proceed along the Warwick Road turning right at the second roundabout into Ruscote Avenue. Continue and turn left at the roundabout into Longelandes Way and follow this road to the first mini roundabout and turn right into Highlands. Take the first turning on the right and continue down the hill where The Camellias can be seen on the left hand side. Ignore the first sign for The Camellias and take the second turning signposted The Camellias and follow the numbering system until 19 can be found straight ahead turning left into the car parking area.

### 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

**19 THE CAMELLIAS** is a well presented modern two bedroomed house which is pleasantly located in this popular neighbourhood on the northern outskirts of town. The house would ideally suit investors or first time buyers. It is situated overlooking a wooden area. There is an enclosed rear courtyard garden and allocated parking space. A floorplan has been prepared to show the room dimensions and layout of the property as detailed below. Some of the main features are as follows:

- \* Outside storage cupboard with meters and storage space.
- \* Entrance hall with wall mounted thermostat and doors leading to the sitting room and stairs rising to first floor.
- \* Sitting room with fireplace, double glazed sliding doors to patio area and an understairs storage cupboard housing the wall mounted boiler.
- \* Kitchen fitted with a range of base and eye level units with working surfaces over , plumbing for dishwasher, space for fridge freezer, stainless steel sink unit with mixer tap over, electric oven, wood effect laminate flooring.
- \* Landing with hatch to loft which is part insulated and part boarded.
- \* The bathroom is fitted with a white suite comprising bath with shower over, WC, wash hand basin, tiling.
- \* Bedroom one is a double with built-in wardrobes.
- \* Bedroom two is a single.
- \* Outside the property there is a courtyard style garden with a gate leading to the allocated parking area. To the front there is a terraced patio and gate to the front and it overlooks a wooded area.

### Services

All mains services are connected.

### Local Authority

Cherwell District Council. Council tax band B.



Viewing

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

Agent's note

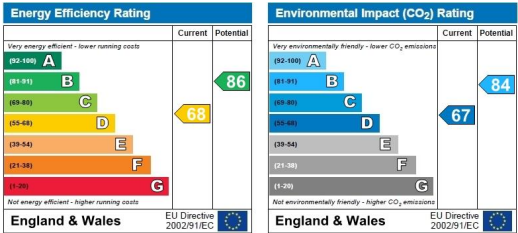
All room dimensions show maximum approximate measurements unless stated to the contrary. Facts provided by the vendors of this property are not a warranty. Room sizes are approximate and rounded and should not be relied upon for carpets and furnishings. Any purchaser is advised to seek professional or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

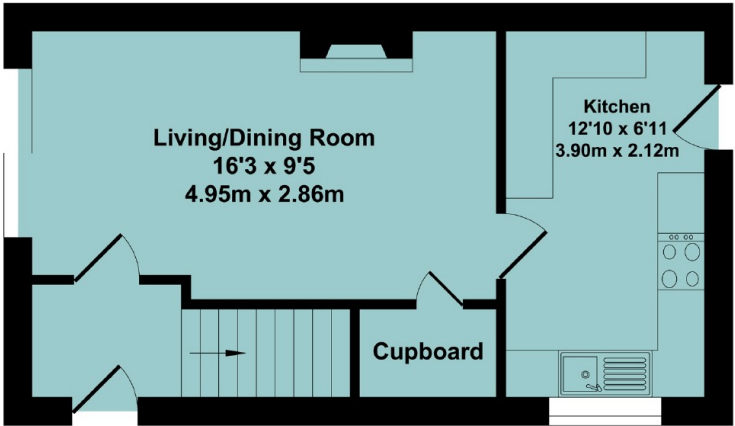
Should you decide to purchase elsewhere in the Banbury area (via another Estate Agent) do please bear in mind that our Partner Robert Moore is a Chartered Surveyor and he is able to undertake Building Surveys, Home Buyer Reports and Valuations for all purposes. Discounted fee terms are available when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

EPC

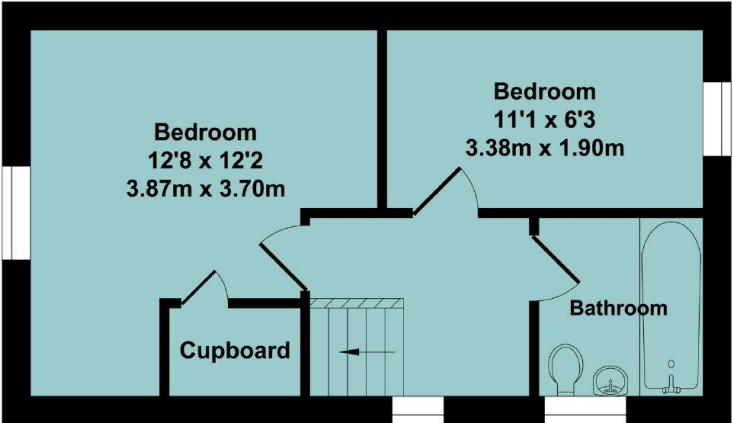
A copy of the full Energy Performance Certificate is available on request.



Ground Floor  
Approx. Floor  
Area 301 Sq.Ft.  
(27.96 Sq.M.)



First Floor  
Approx. Floor  
Area 301 Sq.Ft.  
(27.96 Sq.M.)



Total Approx. Floor Area 602 Sq.Ft. (55.92 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.