



52 Hastings Road
Banbury



52 Hastings Road Banbury, Oxfordshire, OX16 0SH

Approximate distances

Banbury town centre 1 mile

Banbury train station 1.25 miles

Chipping Norton 13 miles

Oxford 24 miles

Stratford upon Avon 20 miles

Leamington Spa 18 miles

Banbury to London Marylebone by rail 55 mins approx.

Banbury to Oxford by rail 17 mins ap prox.

Banbury to Birmingham by rail 50 mins approx.

**A WELL PRESENTED TWO BEDROOMED SEMI
DETACHED HOUSE ON THE WESTERN SIDE OF
BANBURY WITH DRIVEWAY AND GARDEN.**

Entrance porch, sitting room, kitchen/dining room,
two double bedrooms, bathroom, private enclosed
rear garden, driveway. Energy rating D.

£197,000 FREEHOLD





Directions

From Banbury Cross proceed along Horse Fair and North Bar turning left at the traffic lights onto the Warwick Road (B4100). Travel along the Warwick Road and having passed over the mini roundabouts by the shopping parade continue until the left hand turning for Ferndale Road is reached. Turn left into Ferndale Road and at the T junction take the right hand turning into The Fairway. Follow the road bearing left handed until the right hand turning for Hastings Road is reached. Turn right into Hastings Road and after approximately 100 yards take the turning on the left into the cul-de-sac. Park where available and the property will be found by following the numbering system on the left hand side 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.

The Property

52 HASTINGS ROAD is a two bedroomed semi detached house positioned in a small cul-de-sac on the western side of Banbury. The house is spacious and well presented having two good double bedrooms on the first floor as well as a modern family bathroom. The ground floor offers a sitting room and an open plan kitchen/dining room that opens onto a pleasant rear garden. There is an entrance porch to the front and externally a driveway with space for one vehicle.

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:

- * Primary and secondary schooling nearby.
- * Convenience stores on Warwick Road and Bretch Hill.
- * Parkland accessed from the cul-de-sac.

- * Communal parking as well as driveway.
- * Entrance porch with entrance via uPVC double glazed door, wood laminate flooring, stairs to first floor.
- * Sitting room having wood effect laminate flooring continued, half bay window to front, Dimplex electric fireplace.
- * Kitchen/dining room having tiled flooring, space for table and chairs, double glazed window to rear, a range of base and eye level units with working surfaces over and cupboards and drawers under, plumbing for washing machine, four ring gas hob over electric oven and extractor hood, space under counter for white goods and wall mounted boiler, personal door to garden.
- * Bedroom one is a double with three double glazed windows, built-in storage cupboard. Potential to convert into two rooms.
- * Bedroom two is a double.
- * Family bathroom is tiled throughout, WC and wash basin, bath with shower unit over, frosted double glazed window. The airing cupboard houses the hot water tank and is shelved.
- * The garden comprises a decking area, lawned area, two sheds, trees, shrubs, side access to the front of the property.
- * To the front aspect there is space to park one vehicle. Planted borders, lawned area, dwarf wall to front.

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

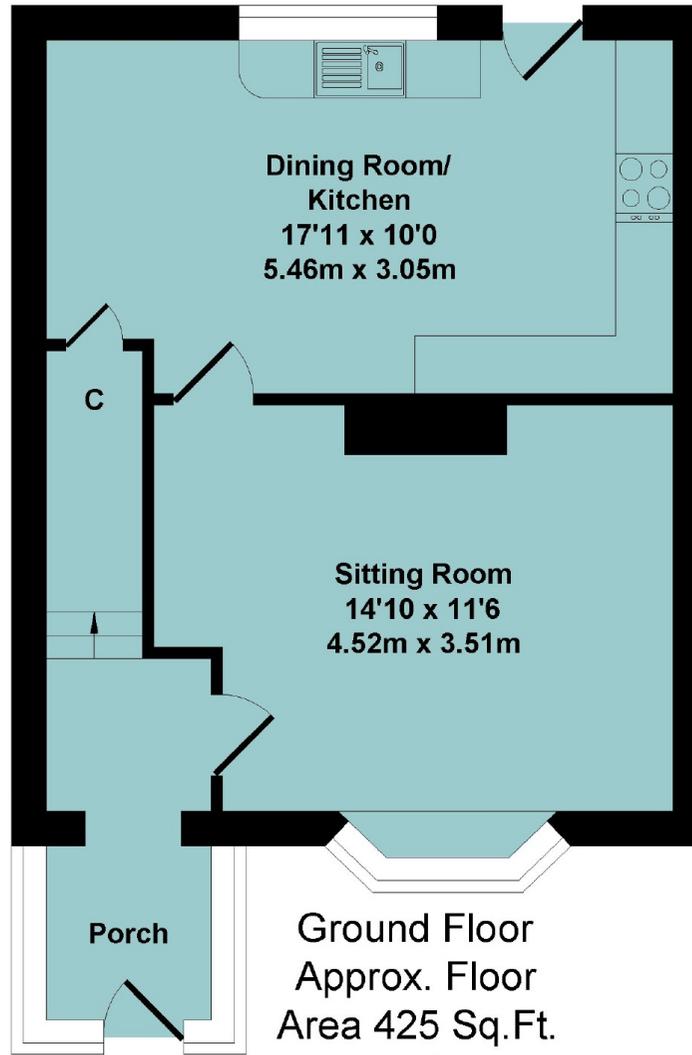
Should you decide to purchase elsewhere in the Banbury area (via another Estate Agent) do please bear in mind that our Partner Robert Moore is a Chartered Surveyor and he is able to undertake Building Surveys, Home Buyer Reports and Valuations for all purposes. Discounted fee terms are available when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

EPC

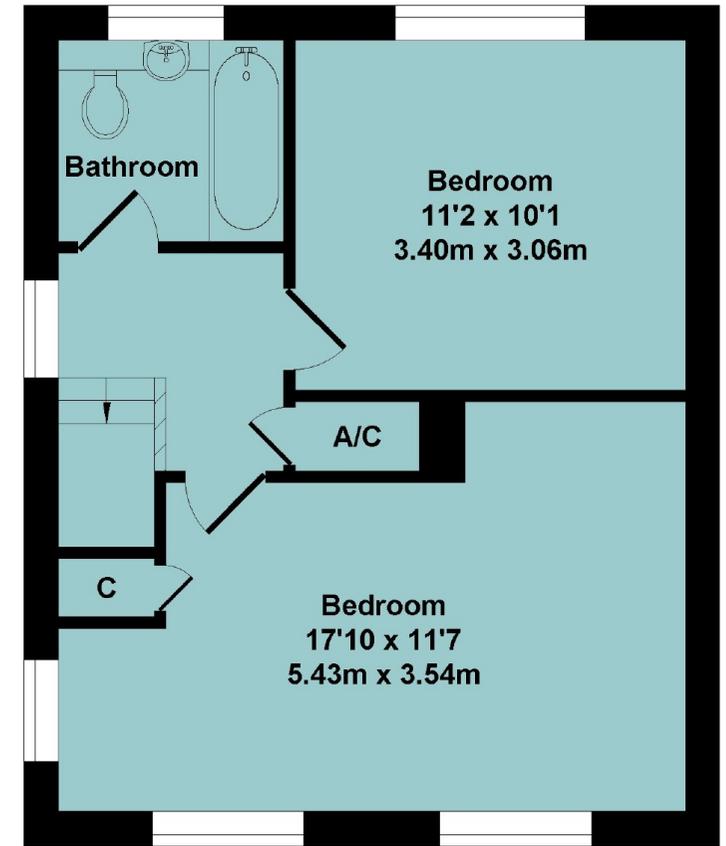
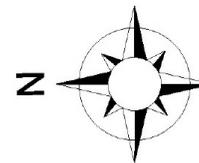
A copy of the full Energy Performance Certificate is available on request.

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.



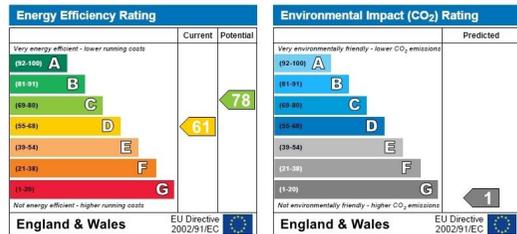
Ground Floor
Approx. Floor
Area 425 Sq.Ft.
(39.50 Sq.M.)



First Floor
Approx. Floor
Area 392 Sq.Ft.
(36.40 Sq.M.)

Total Approx. Floor Area 817 Sq.Ft. (75.90 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 has 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.