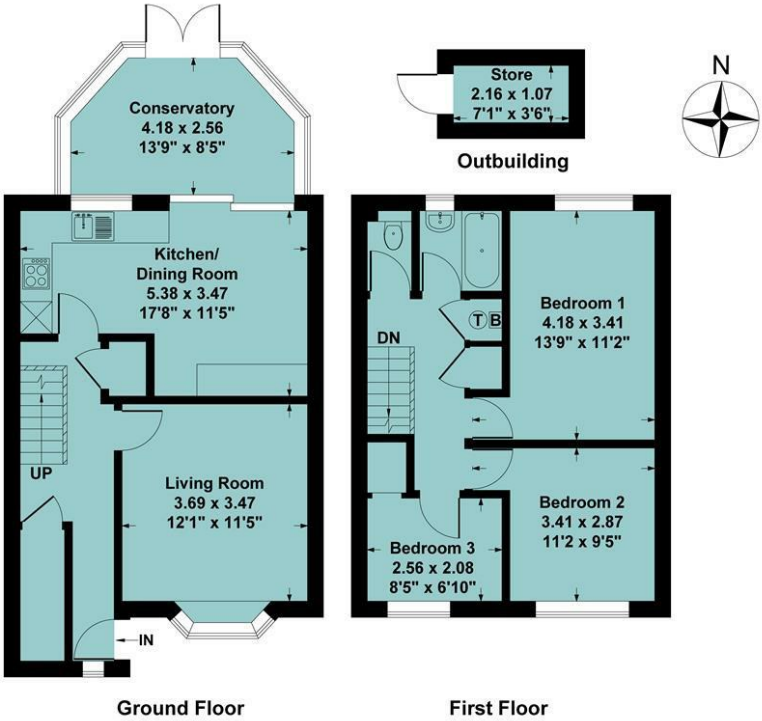


Agents Note

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.

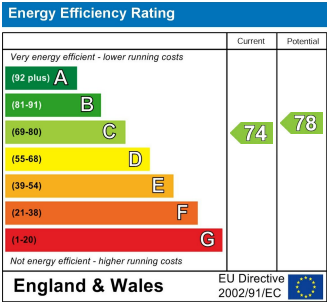
Referral fees

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 = 51.55 sq m / 555 sq ft
First Floor Approx Area = 39.32 sq m / 423 sq ft
Outbuilding Approx Area = 2.31 sq m / 25 sq ft
Total Area = 93.18 sq m / 1003 sq ft

Measurements are approximate, not to scale,
illustration is for identification purposes only.
www.focuspointhomes.co.uk



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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 Ironstones
Banbury



24 Ironstones, Banbury, Oxfordshire,
OX16 1XB

Approximate distances
Banbury town centre 1 mile
Banbury train station 1 mile
Oxford 23 miles
Stratford upon Avon 21 miles
Leamington Spa 19 miles
Banbury railway station rear parking 1.25 miles
Banbury to London Marylebone by rail approx. 55 mins
Banbury to Oxford by rail approx. 19 mins

A THREE BEDROOM TERRACED PROPERTY LOCATED
CLOSE TO LOCAL PRIMARY SCHOOLS AND AMENITIES
BENEFITTING FROM A MODERN KITCHEN DINER, AN
ENCLOSED REAR GARDEN PLUS COMMUNAL PARKING

Entrance hall, living room, kitchen/dining room,
conservatory, three bedrooms, bathroom, separate
WC, front and rear gardens, communal parking.
Energy rating C.

£255,000 FREEHOLD



Directions

From Banbury town centre proceed in a northerly direction along North Bar Street and turn left at the crossroads traffic lights into the Warwick Road. Continue for approximately ½ a mile turning right into Ruscott Avenue at the second roundabout. Proceed to the next roundabout and turn left into Longelandes Way. Continue along this road straight on at the mini roundabout and take the first turning on the right hand side into Ironstones. Continue straight ahead after entering Ironstones into

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 hall with laminate flooring, window to front, doors to the living room and kitchen/diner, two storage cupboards and stairs to the first floor.
- * Living room with bay window to front and ample space for furniture.
- * Kitchen/dining room fitted with a range of coloured base and eye level units with wood effect worktop over, integrated eye level oven, built-in four ring gas hob and extractor over, integrated dishwasher, space and plumbing for a washing machine, space for fridge freezer, space for tumble dryer, parquet flooring, ample space for table and chairs, window and patio doors leading to the conservatory.
- * Conservatory with further windows and doors leading to the rear garden.
- * First floor landing with doors to all rooms, hatch to the loft, storage cupboard and airing cupboard housing the hot water tank and boiler.
- * Bedroom one is a double with a window to the rear overlooking the garden.

- * Bedroom two is a double with a window overlooking the front garden.
- * Bedroom three is a single with window overlooking the front garden and a built-in storage cupboard.
- * Bathroom fitted with a turquoise suite comprising bath and wash hand basin, tiled walls and window to rear.
- * Separate WC with WC, radiator and recessed shelving.
- * The rear garden is mostly laid to lawn with steps up from the back door leading to a small patio area. A path leads to the rear gate and brick built outbuilding. To the front there is a path to the front door and lawned areas to either side.
- * Communal parking.

Services

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

Local Authority

Cherwell District Council. Council tax band B.

Viewing

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

Energy rating: C

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.