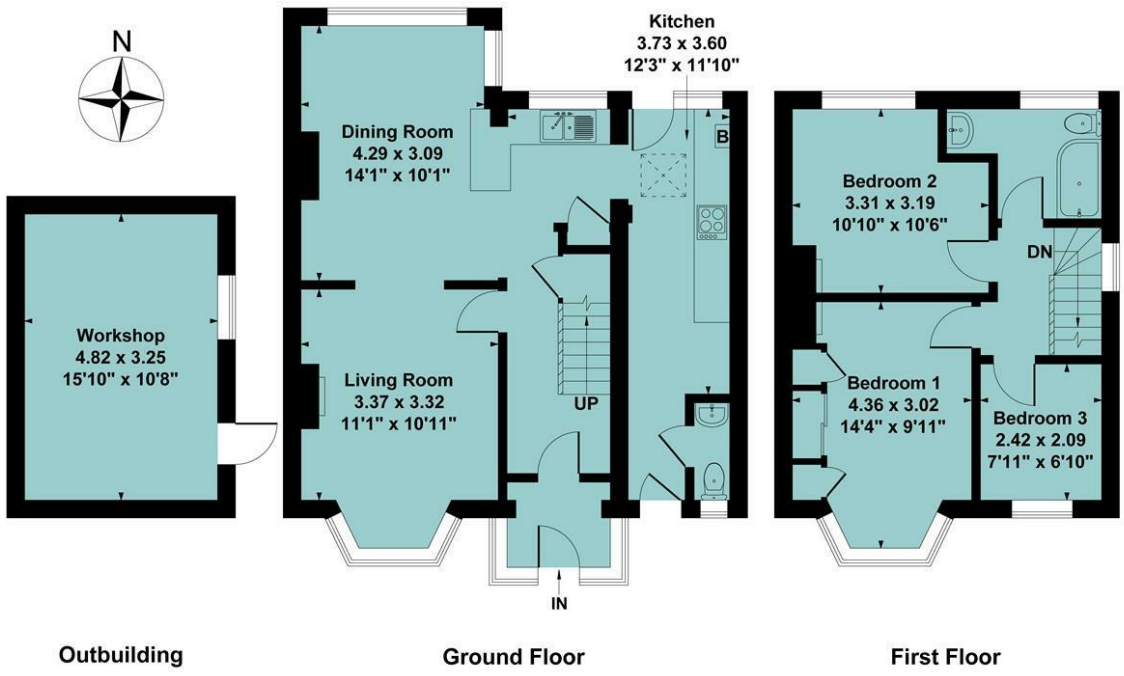
Agents Note

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 = 55.13 sq m / 593 sq ft
First Floor Approx Area = 35.59 sq m / 383 sq ft
Outbuilding Approx Area = 15.66 sq m / 169 sq ft
Total Area = 106.38 sq m / 1145 sq ft

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

www.focuspointhomes.co.uk



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31-32 High Street, Banbury, Oxfordshire OX16 5ER

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.

4 Cope Road
Banbury

Anker

4 Cope Road, Banbury, Oxfordshire, OX16 2EH



Approximate distances
Banbury town centre 0.25 miles
Banbury railway station 0.5 miles
Oxford 20 miles
Leamington Spa 18 miles
Stratford upon Avon 19 miles
Banbury to London Marylebone by rail 55 mins approx.
Banbury to Oxford by rail 17 mins approx.
Banbury to Birmingham by rail 50 mins approx.

A WELL PRESENTED THREE BEDROOM SEMI DETACHED HOME WITH DRIVEWAY CLOSE TO THE TOWN CENTRE WITH NO ONWARD CHAIN.

Entrance porch, entrance hall, open plan living/dining/kitchen, downstairs WC, three bedrooms, bathroom, front driveway, rear garden, workshop. Energy rating D.

£335,000 FREEHOLD











Directions

From Banbury Cross proceed via Horsefair into North Bar and continue straight on at the traffic lights into the Southam Road (A423). After a short distance take a left into Cope Road where number 4 will be found almost immediately on the right hand side and can be recognised by our 'For Sale' board.

Banbury

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:

* A three bedroom semi detached home.

* Close to the town centre

* Ideal layout for modern living.

* Offered with no onward chain.

* Entrance porch opening up to the entrance hall with stairs rising.

* The downstairs accommodation is mostly open plan creating a light and airy space ideal for modern living.

* The living area features a bay window to the front and an electric fireplace.

* The dining area offers ample space for table and chairs with window overlooking the rear garden.

* The modern kitchen is fitted with a range of wall and base units with worktops over, integrated oven with four ring gas hob. There is also space and plumbing for washing machine and space for fridge/freezer. Doors with access to both the rear garden and driveway.

* Downstairs cloakroom fitted with a WC, wash hand basin and window.

* First floor landing with window to the side.

* Master bedroom is a double with bay window and built-in wardrobes.

* Two further bedrooms, one overlooking the front and overlooking the rear garden.

* Modern bathroom comprising a WC, wash hand basin, bath with shower over and window.

* The rear garden is low maintenance with partly covered patio area ideal for table and chairs, small lawned area and access to spacious workshop which benefits from power.

* To the front of the property there is a driveway with space for up to three cars.

Services

All mains services are connected. The gas fired boiler is located in the kitchen.

Local Authority

Cherwell District Council. Council tax band B

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.

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 £35 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.