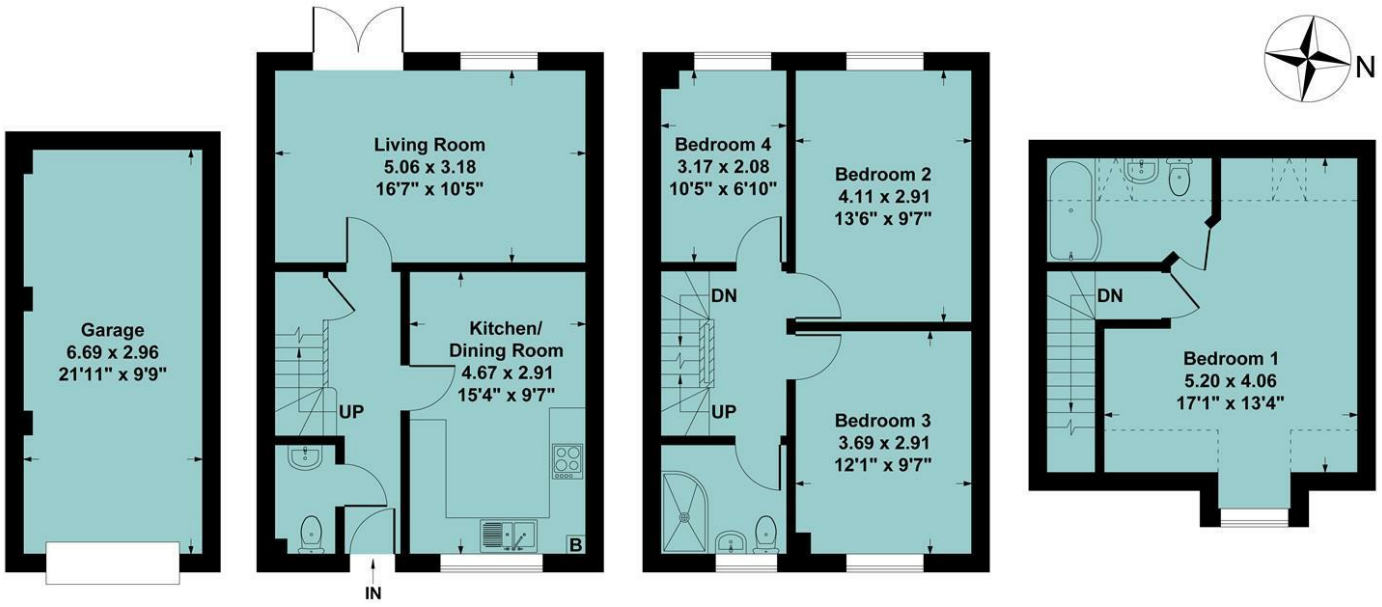
Agents Note

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

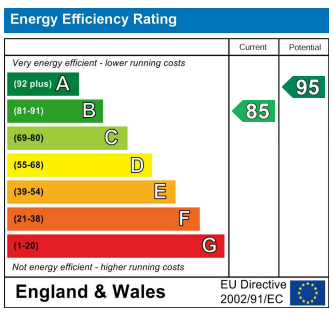
Anker and Partners earn supplementary income from various sources relating to the provision, referral and introduction of services and products to our clients and customers. This may be in the form of a fixed fee or a percentage of a premium, fee or invoice. This is not done in all cases and use of these 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 = 41.12 sq m / 443 sq ft
First Floor Approx Area = 41.12 sq m / 443 sq ft
Second Floor Approx Area = 27.44 sq m / 295 sq ft
Garage Approx Area = 19.80 sq m / 213 sq ft
Total Area = 129.48 sq m / 1394 sq ft

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

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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.



26 Nickling Road
Banbury

Anker

26 Nickling Road, Banbury, Oxfordshire, OX16 1AR

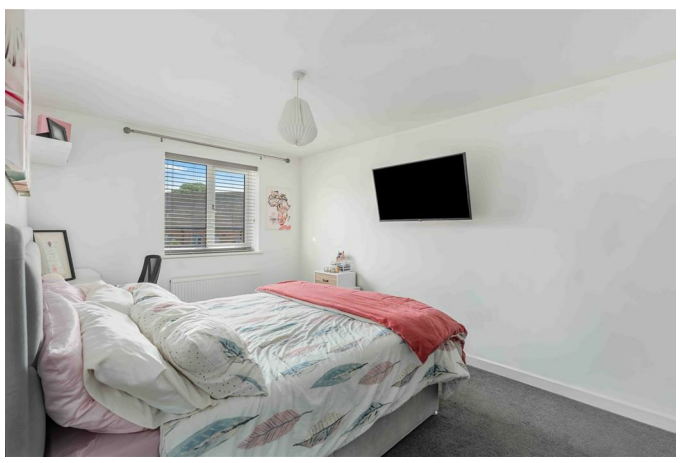


Approximate distances
Banbury town centre 2.5 miles
Junction 11 (M40 motorway) 3 miles
Oxford 30 miles
Stratford upon Avon 21 miles
Leamington Spa 19 miles
Banbury to London Marylebone by rail approx. 65 mins
Banbury to Birmingham by rail approx. 50 mins
Banbury to Oxford by rail approx. 17 mins

OFFERED TO THE MARKET CHAIN FREE IS THIS WELL PRESENTED FOUR BEDROOM STONE BUILT TOWNHOUSE LOCATED ON A POPULAR NEW DEVELOPMENT CLOSE TO LOCAL SCHOOLS AND AMENITIES

Entrance hall, kitchen/diner, living room, ground floor cloakroom, three bedrooms on the first floor, family bathroom, top floor master suite, front and rear garden, garage and off road parking. Energy rating B.

£345,000 FREEHOLD











Directions

From Banbury town centre proceed in a northwesterly direction along the Warwick Road (B4100). Travel towards the outskirts of the town past the turning for Stratford upon Avon and continue at the next roundabout along the Warwick Road. At the next roundabout take the second exit continuing along the Warwick Road and then take the second turning on the right hand side into Nickling Road. The subject property will then be found on the right hand side by following the numbering system.

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 doors to the kitchen/diner, living room, downstairs cloakroom, laminate flooring, understairs storage and stairs to first floor.

* Kitchen/dining room with a range of base and eye level units with whit gloss front and wood effect worktop over, inset sink, integrated oven with a four ring gas hob and extractor over, space and plumbing for washing machine, space for fridge freezer, integrated dishwasher, window to front, ample space for dining room table and chairs, laminate flooring.

* Living room with French doors opening to the garden, laminate flooring.

* Ground floor cloakroom with WC and wash hand basin.

* First floor landing with doors to bedrooms one, two and three and the family bathroom, further stairs to the top floor.

* Bedrooms two and three are both doubles with windows to the rear and front respectively.

* Bedroom four is a single with window to the rear.

* Family bathroom fitted with a white suite comprising a walk-in double shower cubicle, wash hand basin and WC, fully tiled walls and floor, window to front, heated towel rail and extractor.

* Master bedroom on the top floor with velux window to rear, laminate flooring and ensuite fitted with a white suite comprising panelled bath with shower over, WC and wash hand basin, part tiled walls, tiled floor, heated towel rail, window to rear.

* The rear garden is mostly laid to lawn with a patio area, a pathway leading to the back gate and a further seating area. Gated access at the rear leads to the garage and off road parking. The garage to the subject property is the one on the left as you look at the block.

Services

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

Local Authority

Cherwell District Council. Council tax band D.

Viewing

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

Energy rating: B

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.

Estate Charges

There is an estate charge of £250 per annum.