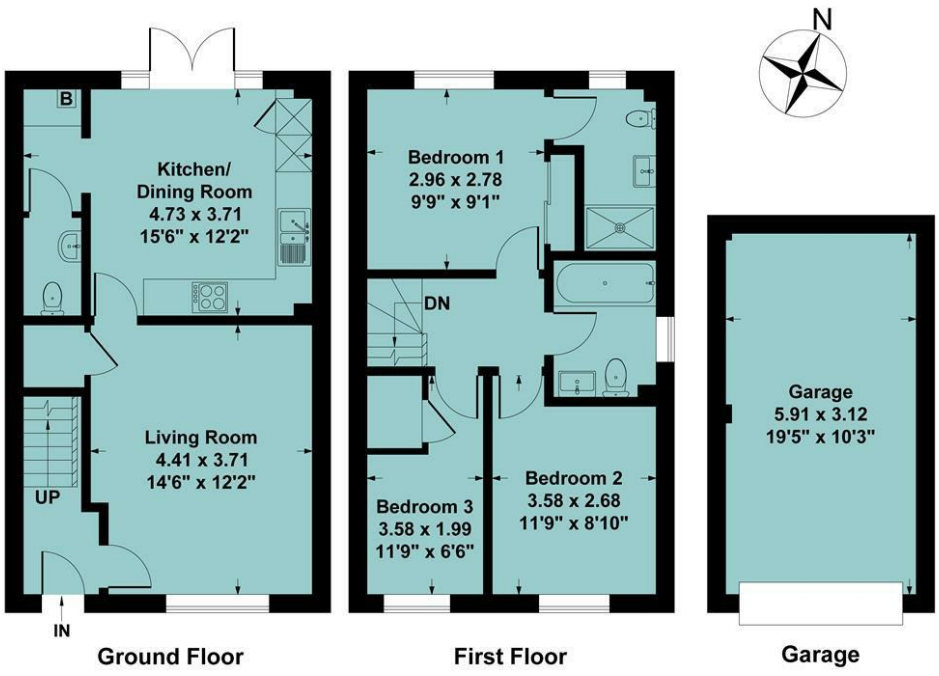
Agents Note

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 = 39.11 sq m / 421 sq ft
First Floor Approx Area = 39.11 sq m / 421 sq ft
Garage Approx Area = 18.43 sq m / 198 sq ft
Total Area = 96.65 sq m / 1040 sq ft

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

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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.

5 Davies Road
Banbury

Anker

5 Davies Road, Banbury, Oxfordshire, OX16 1HY



Approximate distances
Banbury town centre 1.75 miles
Banbury railway station 2.5 miles
Junction 11 (M40 motorway) 3 miles
Stratford upon Avon 18 miles
Leamington Spa 17 miles
Oxford 25 miles
Banbury to Marylebone by rail approx. 65 mins
Banbury to Oxford by rail approx. 17 mins
Banbury to Birmingham by rail approx. 50 mins

OFFERED TO THE MARKET CHAIN FREE IS THIS WELL PRESENTED THREE BEDROOM SEMI DETACHED HOUSE BENEFITTING FROM AN ENSUITE TO THE MASTER BEDROOM PLUS A GARAGE AND DRIVEWAY PARKING

Entrance hall, living room, kitchen/dining room, utility, downstairs WC. three bedrooms, ensuite, family bathroom, rear garden, garage and driveway parking. Energy rating B.

£325,000 FREEHOLD











Directions

From Banbury Town Centre proceed in a northwesterly direction via the Warwick Road (B4100). Follow the Warwick Road as its becomes the A422 and at the traffic lights opposite The Barley Mow public house turn left. After a short distance take the first turning on the left into Bretch Hill and take the first turning on the right into George Parish Road. Follow the road as it bears round to the left and into Tony Humphries Road which leads into Bailey Road. Upon entering Bailey Road take the second left hand turning into Davies Road and the property will be found on the left.

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 door to the living room and stairs to first floor.

* Living room with window to front, door to understairs storage and door to the kitchen/diner.

* Kitchen/diner fitted with a range of base and eye level units, integrated fridge freezer, integrated dishwasher, built-in oven and four ring electric hob with extractor over, inset sink, space for table and chairs, opening to the utility space and French doors to the rear garden. Within the utility space there is space and plumbing for a washing machine, base and eye level units to match the kitchen, cupboard housing the boiler and door to cloakroom.

* Cloakroom with WC and wash hand basin.

* First floor landing with doors to all rooms and hatch to the loft.

* Bedroom one is a double with a window to the rear, built-in wardrobes and an ensuite comprising a double shower cubicle, WC and wash hand basin and window to the rear.

* Bedroom two is a double with a window to the front.

* Bedroom three is a single with a window to the front and a built-in storage cupboard.

* Family bathroom fitted with a white suite comprising bath with shower over, WC and wash hand basin, part tiled walls, tiled floor and a window to the side.

* The rear garden has been upgraded by the current vendors with a large patio immediately outside the rear doors, a small lawned area, gated side access leads to the driveway.

* On the driveway there is parking for two cars and a garage with up and over door, light and power.

* There is an annual estate charge of approximately £80 per annum payable to the Management Company, Meadfleet.

Services

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

Local Authority

Cherwell District Council. Council tax band C.

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.