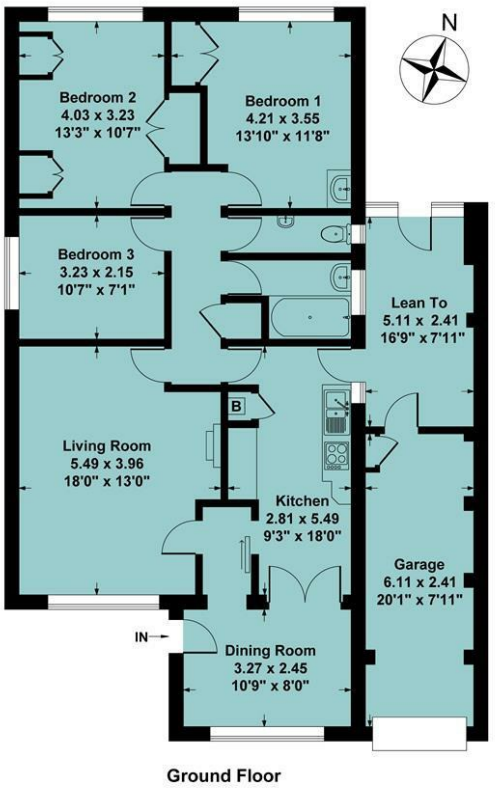
Agents Note

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.

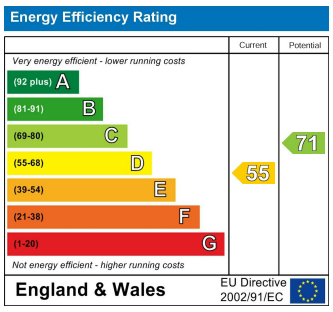


Ground Floor

Ground Floor Approx Area = 103.79 sq m / 1117 sq ft
Garage Approx Area = 13.80 sq m / 149 sq ft
Total Area = 117.59 sq m / 1266 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.



250 Broughton Road
Banbury

Anker

250 Broughton Road, Banbury, Oxfordshire, OX16 9QW



Approximate distances
Banbury town centre 0.75 miles
Junction 11 (M40 motorway) 2.5 miles
Banbury railway station 1.25 miles
Oxford 24 miles
Stratford upon Avon 19 miles
Leamington Spa 18 miles
Banbury to London Marylebone by rail approx 55 mins
Banbury to Birmingham by rail approx 50 mins
Banbury to Oxford by rail approx 17 mins

A DETACHED NON-ESTATE INDIVIDUAL BUNGALOW IN NEED OF MODERNISATION OCCUPYING A VERY LARGE PLOT WITH GREAT POTENTIAL TO EXTEND SUBJECT TO PLANNING PERMISSION

Entrance hall, living room, kitchen, dining room, rear hallway, three bedrooms, separate WC, bathroom, lean-to, garage, driveway, long rear garden. Energy rating D.

£395,000 FREEHOLD











Directions

From Banbury Cross proceed in a westerly direction via West Bar into Broughton Road. Continue straight on at the roundabout and the property will be found after a short distance on the right hand side and can be recognised by our "For Sale" board.

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:

* Individual non-estate detached bungalow.

* Requires updating throughout.

* Three bedrooms.

* Very large plot totalling approx. 1/5th acre.

* Great potential to extend subject to planning permission.

* Front door opens into the dining room which has window to front and double doors opening to the kitchen.

* Spacious living room with window allowing in lots of light, electric fireplace and door to rear hallway.

* Kitchen comprising wall and base mounted units with integrated oven, hob and sink, access to cupboard housing the warm air heating system (boiler condemned) and door to lean-to.

* Rear hallway with access to airing cupboard and attic.

* The master bedroom is a double with built-in wardrobe and window overlooking the rear garden.

* The second bedroom is also a double with built-in storage and window overlooking the rear garden.

* Further third single bedroom.

* Bathroom comprising bath with shower over, WC and window.

* Separate WC.

* To the side of the property is a lean-to with door to the rear garden and the back of the garage.

* Incredibly large rear garden which consists of lawn, various trees and shrubs, hardstanding, vegetable patch and patio.

* Driveway to the front of the property which could be made bigger to accommodate more cars (subject to planning permission). Access to garage which has up and over door, light and power.

All mains services are connected. The gas boiler for the warm air heating is located in a kitchen cupboard however it has been condemned,

Local Authority

Cherwell District Council. Council tax band D.

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 £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.