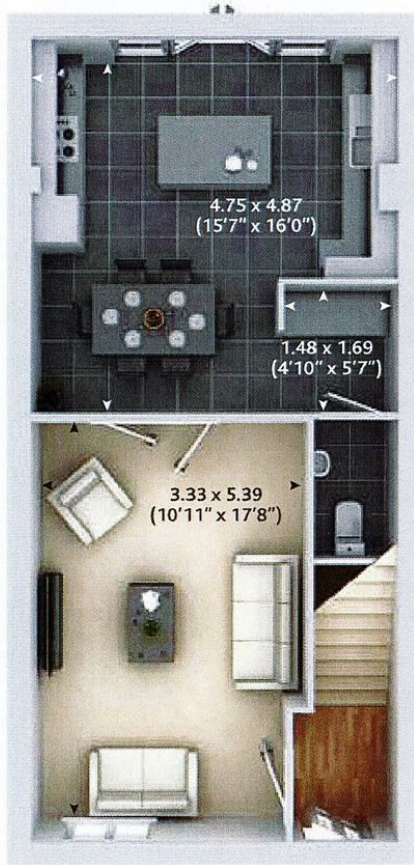


Agents Note

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

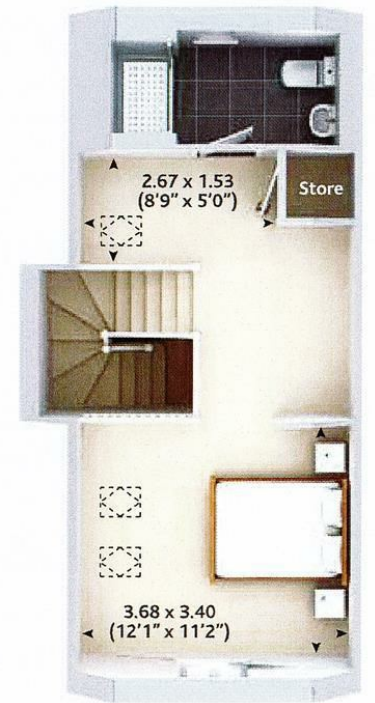
Anker and Partners earn supplementary income from various sources relating to the provision, referral and introduction of services and products to our clients and customers. This may be in the form of a fixed fee or a percentage of a premium, fee or invoice. This is not done in all cases and use of these 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



FIRST



SECOND

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		86	95
EU Directive 2002/91/EC			

01295 271414 ankerandpartners.co.uk post@ankerandpartners.co.uk
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.



21 Bailey Road
Banbury



21 Bailey Road, Banbury, Oxfordshire, OX16 1HW

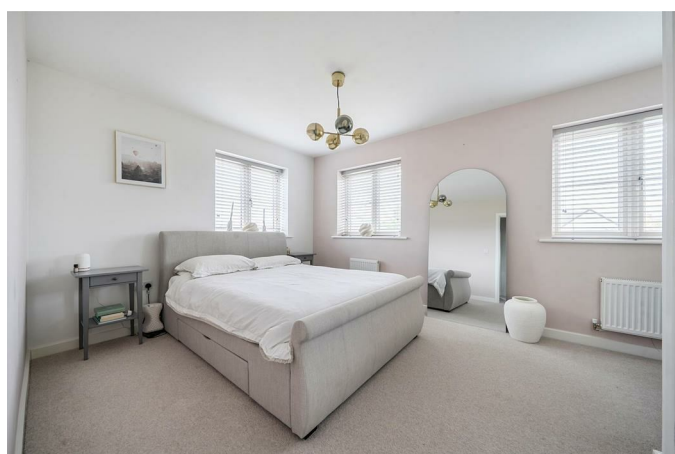
Approximate distances

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

AN IMPRESSIVE TOWNHOUSE WHICH IS VERY WELL PRESENTED WITH OPEN PLAN LIVING, LARGE MASTER SUITE, GARAGE AND PARKING

Kitchen/breakfast room, utility room, WC, master bedroom with ensuite, two further bedrooms, family bathroom, rear garden, garage and driveway, complete onward chain. Energy rating B.

£380,000 FREEHOLD



Directions

From Banbury Town Centre proceed in a northwesterly direction via the Warwick Road (B4100). Follow the Warwick Road as it 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 second turning on the right into George Parish Road. Upon entering the road take the first left turning onto Tony Humphries Road which leads into Bailey Road. The property will be found by following the

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:

- * Well presented throughout.
- * Impressive master suite.
- * Close to local secondary and primary school.
- * Light and airy living room with windows to the front and side, double doors opening to the kitchen/breakfast room.
- * Impressive kitchen/breakfast room with a range of wall and base mounted unit, two skylights and doors opening to the rear garden, ample space for table and chairs, opening to the utility room which has space and plumbing for a washing machine and tumble dryer, access to downstairs comprising wash hand basin and WC.
- * First floor landing with stairs to top floor.
- * Double bedroom with windows to front and side allowing in lots of light.
- * Further double bedroom with window overlooking the rear garden.

* Family bathroom comprising shower cubicle, separate bath with shower, WC, wash hand basin, window and extractor fan.

* On the top floor is the impressive master suite with windows to the front, two skylights, built-in wardrobes and access to the ensuite comprising walk-in shower cubicle, WC, wash hand basin and window.

* The rear garden is low maintenance and comprises a lawn and patio area ideal for table and chairs, gated access leads to the parking.

* Off road parking for two cars and access to the garage with up and over door.

Services

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

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.

Agent's note

There is an estate/service charge of approximately £??? per annum. Figures to be confirmed.

