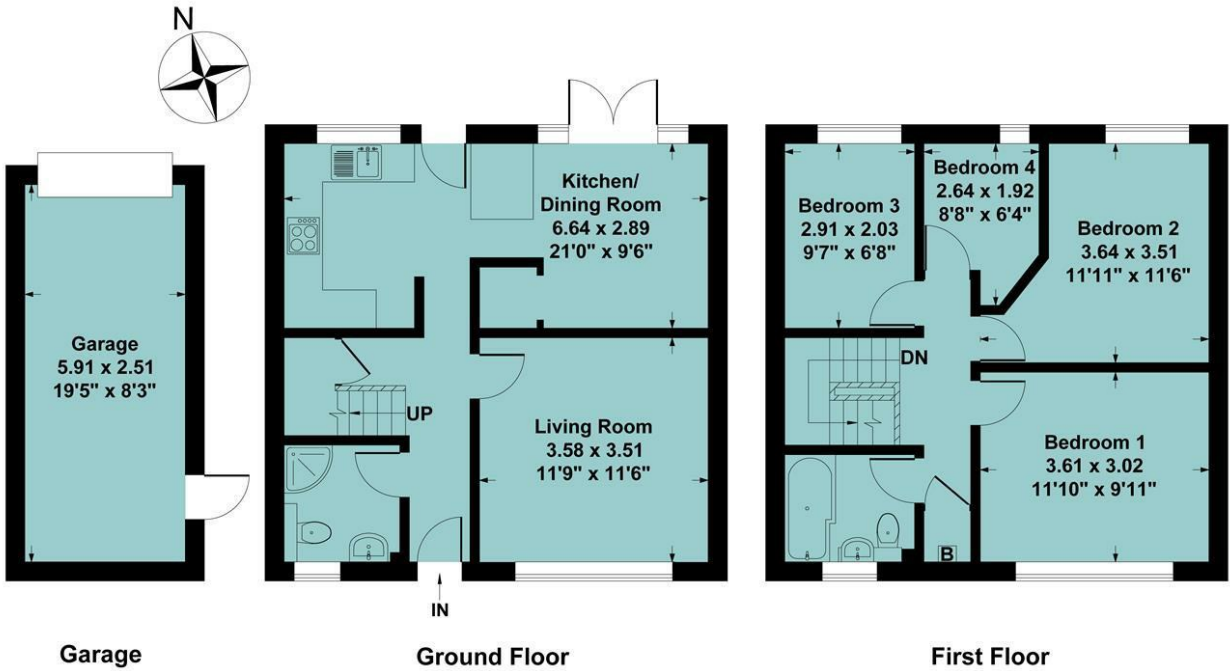


Agents Note

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.

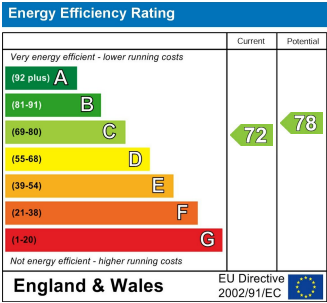
Referral fees

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 = 43.49 sq m / 468 sq ft
First Floor Approx Area = 43.49 sq m / 468 sq ft
Garage Approx Area = 14.83 sq m / 160 sq ft
Total Area = 101.81 sq m / 1096 sq ft

Measurements are approximate, not to scale,
illustration is for identification purposes only.
www.focuspointhomes.co.uk



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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.



95 Ferriston
Banbury



95 Ferriston, Banbury, Oxfordshire, OX16 1XA

Approximate distances
Banbury 1.5 miles
Banbury train station 2 miles
M40 (Junction 11) 3 miles
Oxford 23 miles
Stratford upon Avon 18 miles
Leamington Spa 17 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

A FOUR BEDROOM END OF TERRACE HOUSE THAT HAS BEEN GREATLY IMPROVED BY THE CURRENT OWNER BENEFITTING FROM A MODERN KITCHEN DINER, TWO BATHROOMS PLUS A GARAGE AND OFF ROAD PARKING

Entrance hall, living room, kitchen/dining room, downstairs shower room, four bedrooms, family bathroom, front and rear gardens, garage and driveway parking. Energy rating C.

£315,000 FREEHOLD



Directions

From Banbury town centre proceed in a north-westerly direction along the Warwick Road (B4100). Towards the outskirts of the town turn right at the roundabout into Highlands. After the chicane take the fourth right hand turning into Ferriston. Take the first left where signposted odds 15-81 and you will approach a car park on the right. This will lead you to the front of 95.

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 living room, downstairs shower room, stairs to first floor and opening to the kitchen diner, space underneath the stairs for coats and shoes, space and plumbing for washing machine, laminate flooring.
- * Downstairs shower room with WC, wash hand basin, corner shower cubicle, part tiled walls and window to front.
- * Spacious living room with large window to the front.
- * Kitchen/diner with laminate flooring continued from the hallway. Fitted with a range of neutral base and eye level units with a wood effect worktop over, integrated oven and four ring gas hob with extractor over, integrated slimline dishwasher, space for fridge freezer, kitchen island with storage below and breakfast bar, window and door to rear garden. Dining area with ample space for table and chairs plus French doors leading to the garden.
- * First floor landing with doors to all rooms, hatch to loft and airing cupboard housing the boiler and shelving.
- * Bedroom one is a double with a large window to the front.
- * Bedroom two is a double with a large window to the rear.
- * Bedrooms three and four are both singles with a window to the rear.

- * The bathroom is fitted with a white suite comprising bath with shower over, WC and vanity wash hand basin, part tiled walls and window to front, heated towel rail.
- * Outside the rear garden is walled, mostly laid to lawn with a small patio area outside the back door as well as a decked seating area to the rear. Gated rear access. Personal door to garage.
- * Garage with up and over door to front, personal door to the rear, light and power (powered by a socket in the house).
- * Off road parking for one car in front of the garage plus a communal car park to the side.
- * To the front of the property there are two lawned areas with a garden path leading along the middle to the front door.

Services

All mains services are connected. The boiler is located in the airing cupboard on the landing.

Local Authority

Cherwell District Council. Council tax band B.

Viewing

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

Energy rating: C

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.