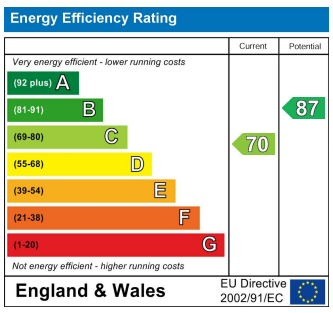
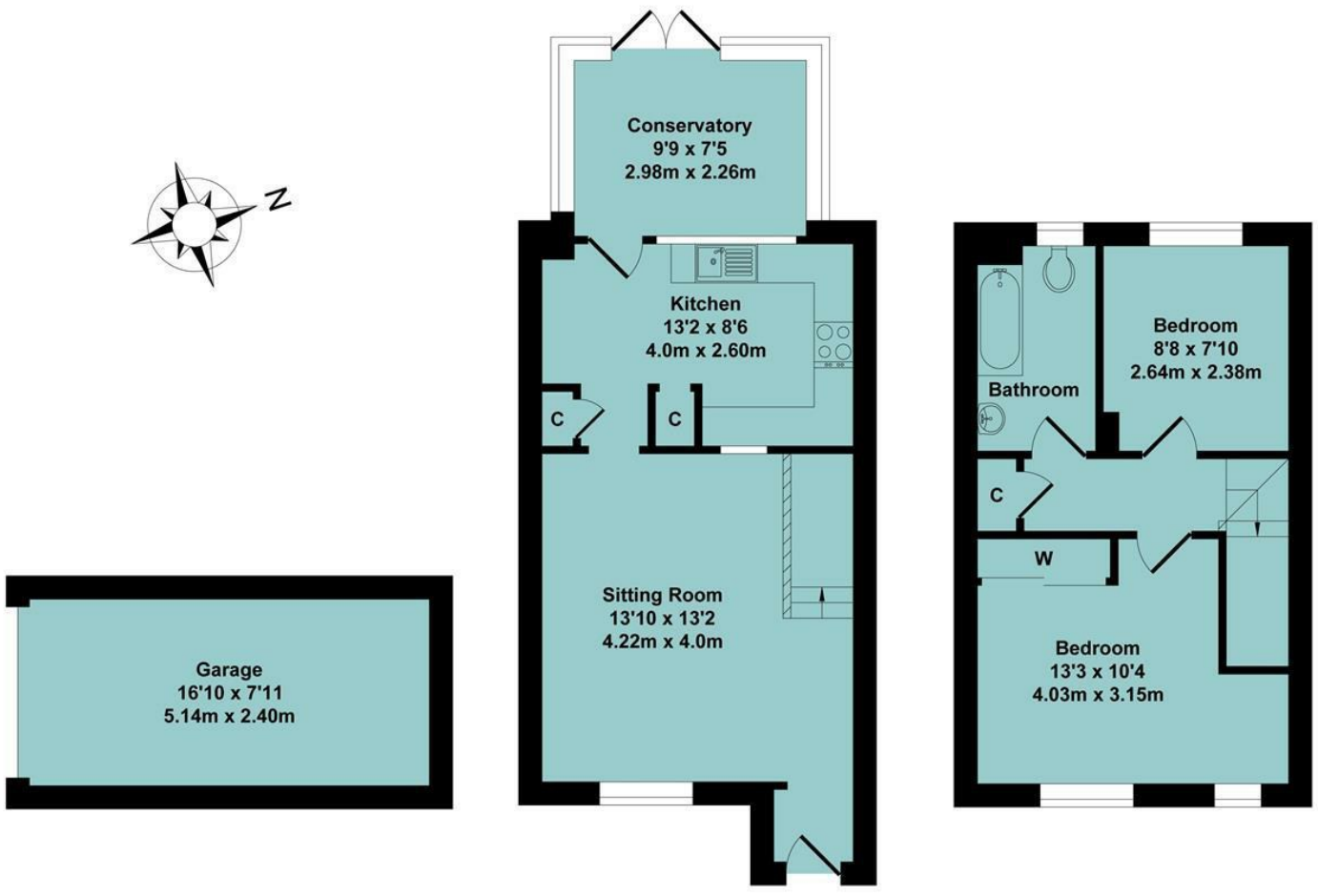
Agents Note

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.





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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.



27 Hereford Way
Banbury

Anker

27 Hereford Way, Banbury, Oxfordshire, OX16 1FT



Approximate distances
Banbury town centre 1.2 miles
Junction 11 (M40 motorway) 2.5 mile
Banbury railway station 2.25 miles
Oxford 23 miles
Stratford upon Avon 18 miles
Leamington Spa 17 miles
Banbury to London Marylebone by rail 55 mins
Banbury to Birmingham by rail approx. 50 mins
Banbury to Oxford by rail approx. 19 mins

A MID TERRACED TWO BEDROOM HOME LOCATED IN A CUL-DE-SAC IDEAL FOR FIRST TIME BUYERS

Entrance hall, lounge, kitchen, conservatory, two bedrooms, bathroom, rear garden, garage in a block, communal parking. Energy rating C.

£230,000 FREEHOLD











Directions

From Banbury town centre proceed in a northwesterly direction along the Warwick Road (B4100). Towards the outskirts of the town turn right at the roundabout into Highlands. After the chicane take the second turning on the left into Hereford Way. Take a right hand turn as the road bears to the left, follow the road around and take the first turning on the left hand side where the property will be found 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:

* Conveniently located for local amenities including shops, schools and a bus service.

* Entrance hall opening to lounge.

* Lounge with window to front, stairs to first floor, archway to kitchen.

* The kitchen comprises of wall and base mounted units, integrated oven and hob, space for fridge and freezer, door to storage cupboard.

* Conservatory overlooking the rear garden.

* First floor landing with access to attic and airing cupboard.

* The master bedroom is a double and has built-in wardrobes and sliding doors, two windows.

* Further bedroom with window overlooking rear garden.

* Bathroom fitted with a suite comprising bath, WC, wash hand basin, heated towel rail, window.

* Low maintenance rear garden with gate to path leading to parking area.

* Garage in a block (2nd garage on the right hand side) which is located through the archway on the left hand side as you face the property.

* Communal parking opposite the property.

Services

All mains services are connected.

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.