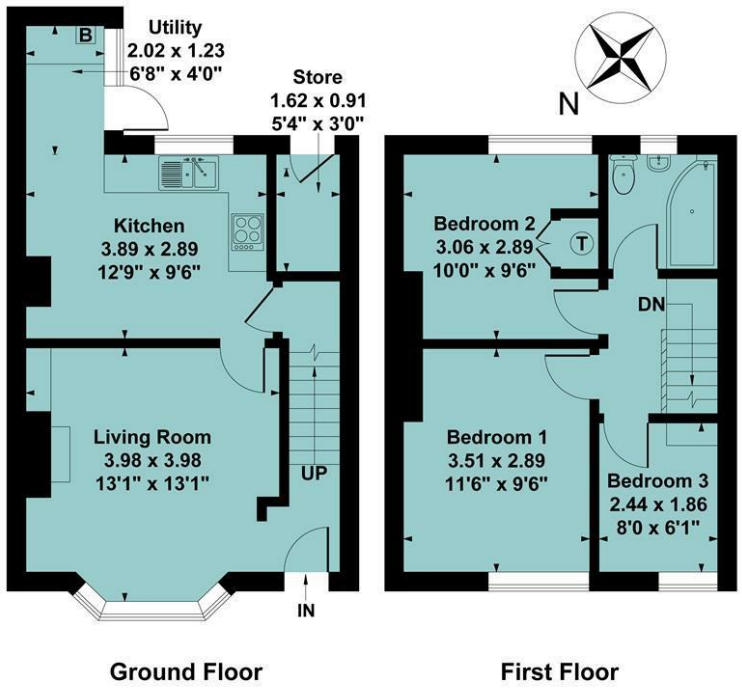
Agents Note

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

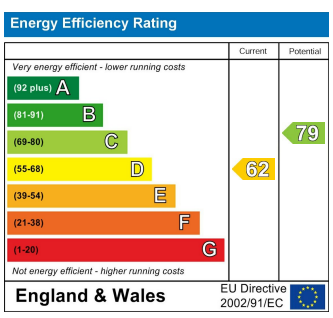
Anker and Partners earn supplementary income from various sources relating to the provision, referral and introduction of services and products to our clients and customers. This may be in the form of a fixed fee or a percentage of a premium, fee or invoice. This is not done in all cases and use of these 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 = 35.70 sq m / 384 sq ft
First Floor Approx Area = 32.34 sq m / 348 sq ft
Total Area = 68.04 sq m / 732 sq ft

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

www.focuspointhomes.co.uk



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.



41 Ruscote Avenue
Banbury

Anker

41 Ruscote Avenue, Banbury, Oxfordshire, OX16 2NS



Approximate distances
Banbury town centre 1 mile
Banbury train station 1.25 miles
Junction 11 (M40 motorway) 1.5 miles
Stratford upon Avon 19 miles
Oxford 25 miles
Banbury to London Marylebone 55 mins by rail approx.
Banbury to Oxford 17 mins by rail approx.
Banbury to Birmingham 50 mins by rail approx.

OFFERED TO THE MARKET CHAIN FREE IS THIS THREE BEDROOM TERRACED HOUSE LOCATED CLOSE TO LOCAL SCHOOLS AND AMENITIES AND BENEFITTING FROM DRIVEWAY PARKING

Entrance hall, living room, kitchen, utility, three bedrooms, family bathroom, rear garden, driveway parking. Energy rating D.

£230,000 FREEHOLD











Directions

From Banbury town centre proceed in a northwesterly direction along the Warwick Road (B4100). Continue to the second of two mini roundabouts and turn right opposite the arcade of shops into Ruscote Avenue. Continue along Ruscote Avenue as the road bends to the right hand side to loop back around the central reservation. Continue heading back towards the arcade of shops and the property will be found on the left hand side.

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 the first floor.

* Living room with a bay window to the front, fireplace with ornamental stone surround and mantle, recessed shelving to both sides of the chimney breast, laminate flooring, door to kitchen diner.

* Kitchen fitted with a range of base and eye level units with neutral fronts and wood effect worktop over, inset sink, integrated double oven with four ring gas hob and extractor over, space and plumbing for dishwasher, space for all other free standing appliances, ample space for table and chairs, door to understairs storage, opening to the utility, window to the rear, tiled splashback.

* Utility with worktop to match the kitchen, space and plumbing for washing machine, wall mounted boiler, window and door opening to the rear garden.

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

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

* Bedroom two is a double with a window to the rear and a built-in storage cupboard housing the hot water tank.

* Bedroom three is a single with a window to the front.

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

* Outside the rear garden has a patio immediately outside the rear doors. There is an outside store. Steps lead up from the patio to a range of beds and bushes where there are further steps to a lawned area. Garden shed. There is a right of way across one of the neighbouring properties to allow access to the front of the property.

* To the front of the property there is off road parking for at least one vehicle, potentially two.

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: 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.