



83 Warwick Road
Banbury



83 Warwick Road Banbury, Oxfordshire, OX16 2AL

Approximate distances

Banbury town centre 0.25 miles

Banbury train station 0.75 miles

Oxford 24 miles

Junction 11 (M40) 1.5 miles

Banbury to London Marylebone by rail 55 mins

Banbury to Oxford by rail 17 mins

A SPACIOUS AND IMPRESSIVE 1920'S SEMI DETACHED HOUSE WITH A LARGE REAR GARDEN LOCATED WITHIN CLOSE PROXIMITY TO THE TOWN CENTRE.

Entrance hallway, large lounge/dining room, re-fitted kitchen/breakfast room, three double bedrooms, family bathroom, gas central heating, uPVC double glazing, off road car parking, single garage, large lawned rear garden.

£269,995 FREEHOLD





Directions

From Banbury Cross proceed Northwards via Horsefair and into North Bar then turn left at the crossroads traffic lights into the Warwick Road. Continue past The Police Station and The Texaco petrol filling station where the property will be found after a short distance on the left hand side opposite St. Pauls church. A "For Sale" board has been erected for ease of identification.

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 (51 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.

The Property

83 WARWICK ROAD is a spacious and well presented semi detached house which was constructed in the 1920's. There are some pleasant original features to the house including the attractive front elevation, some original doors, a bay window, picture rails and high skirting boards.

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:

* Pleasantly located on this popular road close to the town centre and all daily amenities.

* Spacious entrance hallway with stairs rising to first floor, useful cloakroom/WC.

* To the front of the property there are two reception rooms with a large archway between them. The sitting area has an attractive bay window and in the dining room a fireplace has been covered but could be re-opened and has attractive arched recesses.

* The kitchen/breakfast room is located to the rear and has been extended. It is fitted with a range of white high gloss slabbed wall units and base units and drawers with work surfaces over housing a one and a half bowl sink and draining board and an electric hob with an extractor fan over and an oven beneath. There is space and plumbing for a dishwasher and washing machine and space for a fridge freezer and dining table and chairs.

* On the first floor the central landing leads onto three good sized double bedrooms. In the second bedroom there is a hatch to the loft space with a pull down ladder, the attic has been partially converted and has a velux roof with window.

* The family bathroom is fitted with a smart white suite which comprises a panelled bath with shower over, WC, wash hand basin.

* Outside the property to the rear there is a large lawned garden which extends to approximately 100' in length and which features a large paved patio adjoining the house.

* Off road car parking for up to four cars and a single garage.

Services

All mains services are connected.

Local Authority

Cherwell District Council. Council tax band C.

Viewing

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

Agents Note

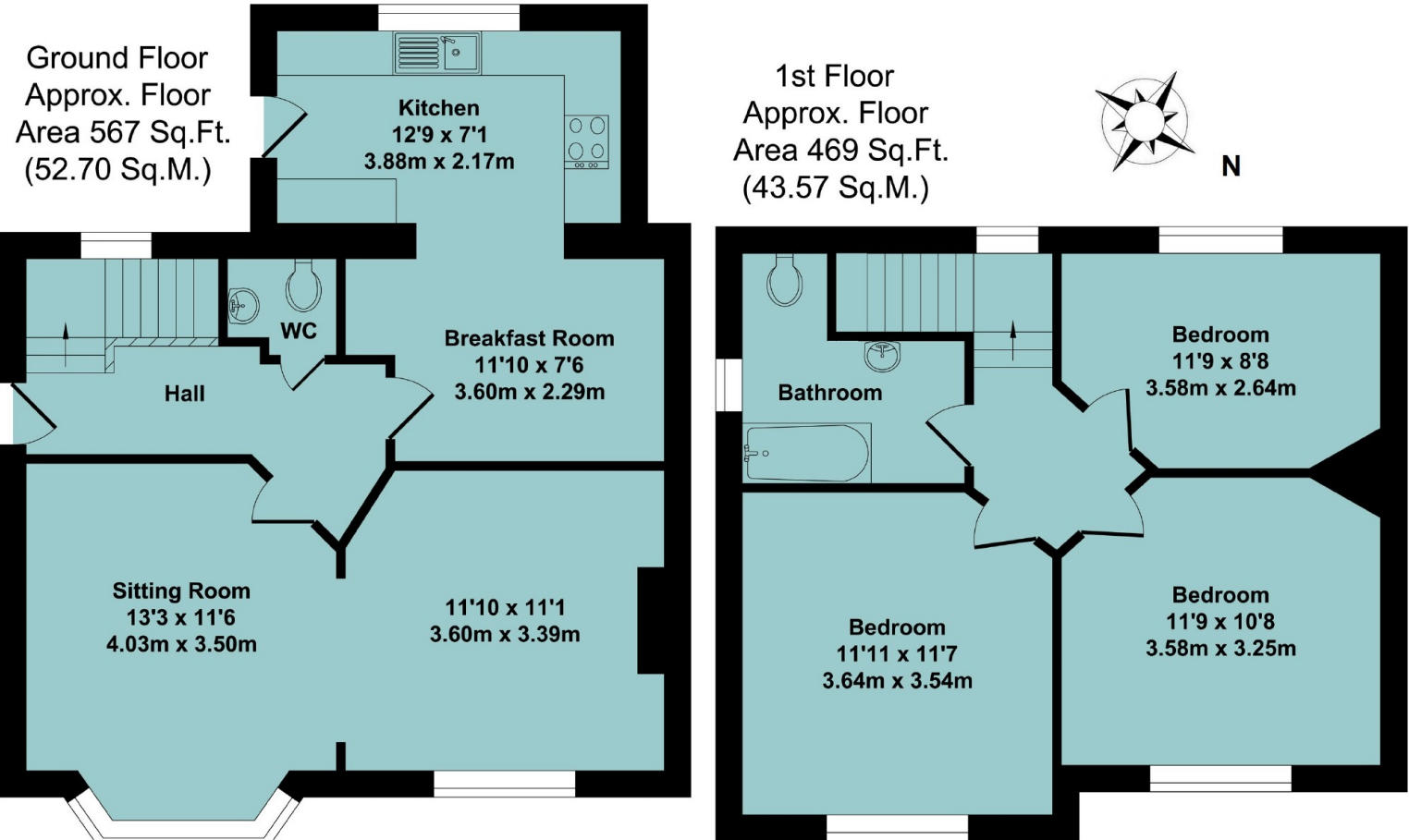
All room dimensions show maximum approximate measurements unless stated to the contrary. Facts provided by the vendors of this property are not a warranty. Room sizes are approximate and rounded and should not be relied upon for carpets and furnishings. Any purchaser is advised to seek professional or specialist advice. The description herein is not designed to mislead, please feel free to speak with us regarding any aspect unclear before viewing.

Survey & Valuation

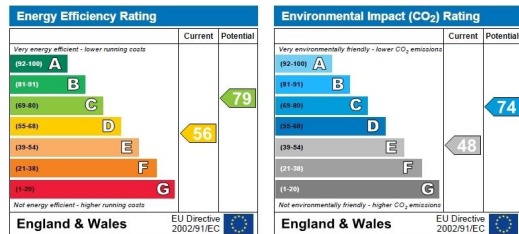
Should you decide to purchase elsewhere in the Banbury area (via another Estate Agent) do please bear in mind that our Partner Robert Moore is a Chartered Surveyor and he is able to undertake Building Surveys, Home Buyer Reports and Valuations for all purposes. Discounted fee terms are available when simultaneous mortgage valuation work is carried out.

EPC

A copy of the full Energy Performance Certificate is available on request.



Total Approx. Floor Area 1036 Sq.Ft. (96.27 Sq.M.)
All items illustrated on this plan are included in the "Total Approx Floor Area"



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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.