



Offers in the Region of £180,000

This two-bedroom terraced house is in an excellent location for access to the centre of Banbury, the train station and the motorway network. Sold with no chain.



The front door opens into a reception room with a window to the front. There is a wide opening linking the reception room to the kitchen, plus a serving hatch, all of which ensures that plenty of light comes through to the reception room.

The kitchen has a fitted hob and oven; space for a washing machine, fridge-freezer and small table. There is a window overlooking the back garden and a door with frosted glass that gives access to the south-facing garden.



Upstairs there is one double and one single bedroom. The family bathroom has a shower above the bath, a basin and a low-level WC.

### **Outside**

There is parking on the road to the front of the property.

### **Neighbourhood**

The house is in a residential area. Nearby Moorfield Park has a large area of grass and a good-sized playground which is fenced and suitable for young children and toddlers. There are several primary schools within walking distance.

### **Location**

The house is less than a mile from Junction 11 of the M40. Even closer is the railway station which can be reached on foot in under 15 minutes.

Banbury has a superb range of shops, sporting and arts facilities, all easily accessible by foot, bicycle or car. These include the popular Spiceball Leisure centre with its gym, swimming pool, badminton and squash courts.

The Banbury Museum is situated in the Castle Quay shopping centre beside the canal. Nearby is the Mill Arts Centre which runs a programme of classes and workshops for all ages, as well as exhibitions, films and live shows. A couple of miles from the property is the Rugrats and Half Pints Indoor Play Centre.



**Situation & Property Information**

Freehold

Council tax band A

**Viewings**

Strictly by appointment only. Due to Covid-19, we require that all prospective buyers wear masks and protective gloves. To protect the safety of both vendors and clients, we are unable to accommodate viewings with children under 15. We also require you do not touch anything in the house and ask our representative should you wish to look at anything more closely.

**Agent`s Disclaimer**

Distinct Property Consultants is the seller`s agent for this property. We always obtain detailed information from the seller to ensure the information provided is as accurate as possible; however, your legal representative is legally responsible for ensuring any purchase agreement fully protects your interests. Please inform us if you become aware of any information being inaccurate.

Distinct Property Consultants have not tested any apparatus, equipment, fixtures, fittings or services. It is the responsibility of prospective purchasers to check the working condition of these items.

To comply with anti-money laundering regulations, buyers will be asked to provide proof of ID and proof of address, as well as proof of funds.

Distinct Property Consultants also offer a Lettings and Property Management Service. If you are considering renting your property in order to purchase, are looking at buy to let, or would like a free review of your current portfolio, then please call us on the number shown above. We are accredited by the UK`s leading professional body Propertymark ARLA/NAEA.

- 2 Bedrooms
- Reception Room
- Open Plan Living Room / Kitchen
- Bathroom
- Double Glazing
- Garden
- Street Parking
- Near Town Centre
- Good Investment Property
- No Chain