



## 4 bed pair of flats to buy in OX16

Broughton Road, Banbury, Oxfordshire,  
OX16 9QQ

**£245,000** Starting Bid

 x 4  x 2  x 2

Tenure

**Freehold**

Garage parking

## Property features

- ✓ Being Sold via Secure Sale online bidding. Terms & Conditions apply.
- ✓ Immediate 'exchange of contracts' available
- ✓ Ideal investment opportunity
- ✓ Re-decorated throughout
- ✓ EPC Rating D

## Key Information

- ✓ Council Tax: Band C
- ✓ EPC Rating: D
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: FTTC (fibre to the cabinet)
- ✓ Mobile signal: Good

## Description

Being Sold via Secure Sale online bidding. Terms & Conditions apply.

An ideal investment opportunity located within walking distance of the town centre and local amenities

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:

\* 86 Broughton Road presents an excellent investment or residential opportunity. Originally a single dwelling it has been divided and extended into a three bedroom flat and a one bedroom flat whilst still being registered as one dwelling with the Land Registry. The property has been redecorated throughout and also benefits from a garden, garage and off street parking space.

The Three Bedroom Apartment -

\* Entrance hall with access to living room, kitchen, under stairs cupboard and stairs to second floor.

\* Light and airy living room with window to front.

\* Kitchen comprising of wall and base mounted units with integrated oven, hob and plumbing, space for small table and chairs.

\* Second floor with access to storage cupboard housing the gas fired boiler.

\* Double bedroom with window to front and a study with window to front.

\* Bathroom comprising bath, WC, wash hand basin, extractor fan and window.

\* Third floor bedroom with skylight.

The One Bedroom Apartment -

\* Small entrance hall.

\* Kitchen with wall and base mounted units with space for oven and plumbing.

\* Living room with two windows to the side.

\* Double bedroom also benefitting from two windows.

\* Bathroom comprising bath, WC, wash hand basin, extractor fan and window.

\* Externally there is a low maintenance patioed garden.

\* Garage with up and over door. Parking space.

Council Tax Band: C

Tenure: Freehold

Price: Starting Bid £245,000

Property Type: Pair of Flats

Parking: Garage

Construction materials: Brick and block

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

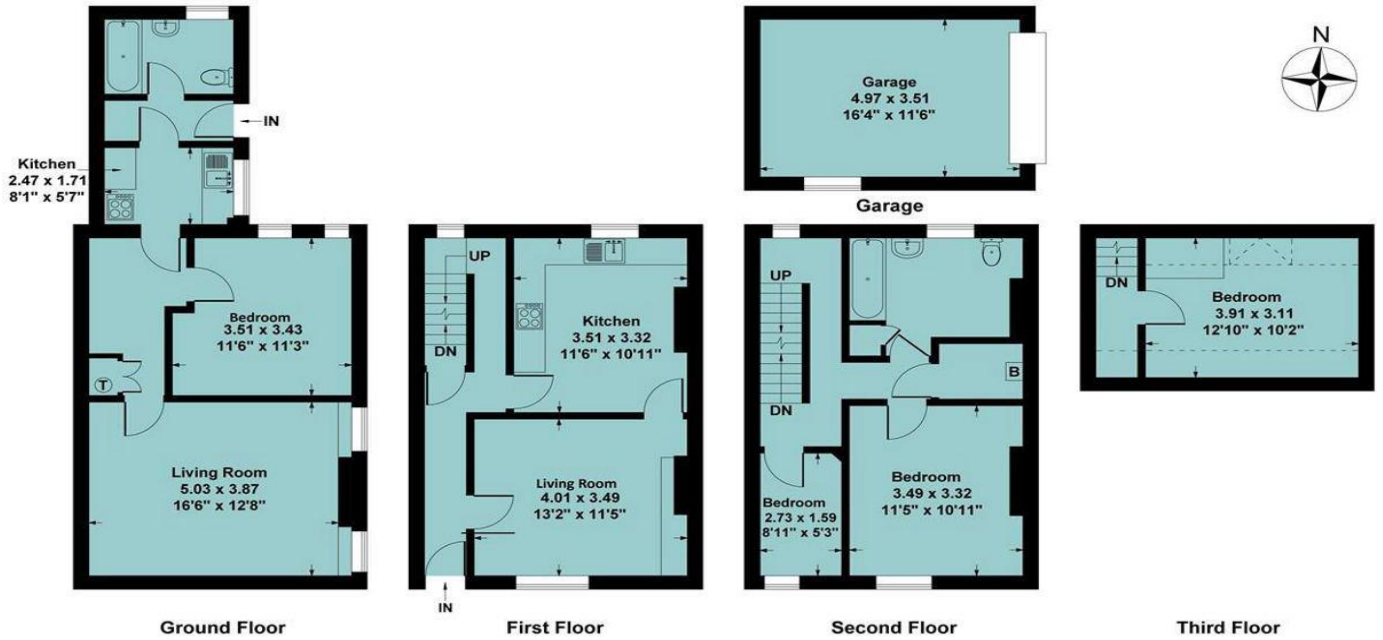
Water: Direct mains water

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTC (fibre to the cabinet)

Mobile signal coverage: Good



Ground Floor Approx Area = 49.90 sq m / 537 sq ft  
 First Floor Approx Area = 37.87 sq m / 408 sq ft  
 Second Floor Approx Area = 37.87 sq m / 408 sq ft  
 Third Floor Approx Area = 15.64 sq m / 168 sq ft  
 Garage Approx Area = 17.44 sq m / 188 sq ft  
 Total Area = 158.72 sq m / 1709 sq ft

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

[www.focuspointhomes.co.uk](http://www.focuspointhomes.co.uk)

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		75
(55-68) <b>D</b>	62	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC

Broughton Road, Banbury, Oxfordshire, OX16 9QQ

Contact your local branch today for more information on this property:

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