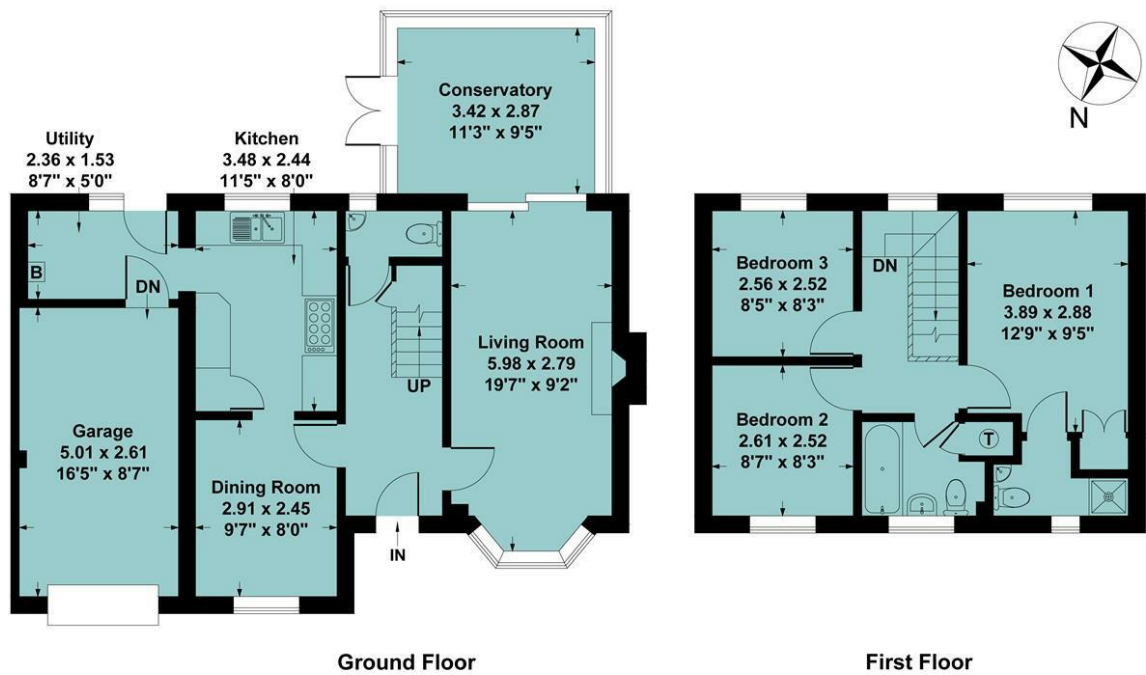


Agents Note

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 = 57.81 sq m / 622 sq ft
First Floor Approx Area = 38.19 sq m / 411 sq ft
Garage Approx Area = 13.82 sq m / 149 sq ft
Total Area = 109.82 sq m / 1182 sq ft

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

www.focuspointhomes.co.uk

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		65	74
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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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.



38 Woburn Close
 Banbury



38 Woburn Close, Banbury, Oxfordshire, OX16 4FT

Approximate distances
Banbury town centre 1.5 miles
Banbury railway station 1 mile
Junction 11 (M40 motorway) 0.75 miles
Oxford 23 miles
Stratford upon Avon 22 miles
Leamington Spa 21 miles
Banbury to London Marylebone by rail approx. 55 mins
Banbury to Birmingham by rail approx. 50 mins
Banbury to Oxford by rail approx. 19 mins

A THREE BEDROOM DETACHED HOME WITH ENSUITE, LOCATED IN A CUL-DE-SAC WITH GREAT ACCESS TO THE M40

Entrance hall, WC, living room, dining room, kitchen, conservatory, utility room, garage, three bedrooms, ensuite, family bathroom, driveway and rear garden. Energy rating D.

£360,000 FREEHOLD



Directions

From Banbury proceed in an easterly direction along the Middleton Road and continue for approximately half a mile continuing over the mini roundabout and through the traffic lights. Turn right into Priory Vale Road and then immediately left into Woburn Close. Follow the road around and number 46 will be found at the end of the road 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:

- * Detached three bedroom home.
- * Driveway and garage.
- * Ideal access to M40.
- * Close to local shops and school.
- * Offered with no onward chain.
- * Entrance hall with access to understairs cupboard, stairs to first floor and door to cloakroom.
- * Living room with bay window to front, gas fire and doors opening to conservatory.
- * Spacious conservatory with door to rear garden.
- * Kitchen comprising of wall and base mounted units, free standing cooker and extractor over.
- * Dining room with space for table and chairs.
- * Utility room with space and plumbing for washing machine access to the garage and rear garden.

- * First floor landing with window to rear.
- * The master bedroom is a double with built-in wardrobe, window to rear and ensuite comprising shower cubicle, WC, wash hand basin and window,
- * Two further bedrooms.
- * Family bathroom comprising bath, WC, wash and basin, extractor fan and window.
- * Good sized rear garden with patio area ideal for table and chairs, with the remainder being laid to lawn. Gated side access and small shed.
- * Driveway to front leading to garage with up and over door.

Services

All mains services are connected. The gas fired boiler is on the wall in the utility room.

Local Authority

Cherwell District Council. Council tax band E.

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.

