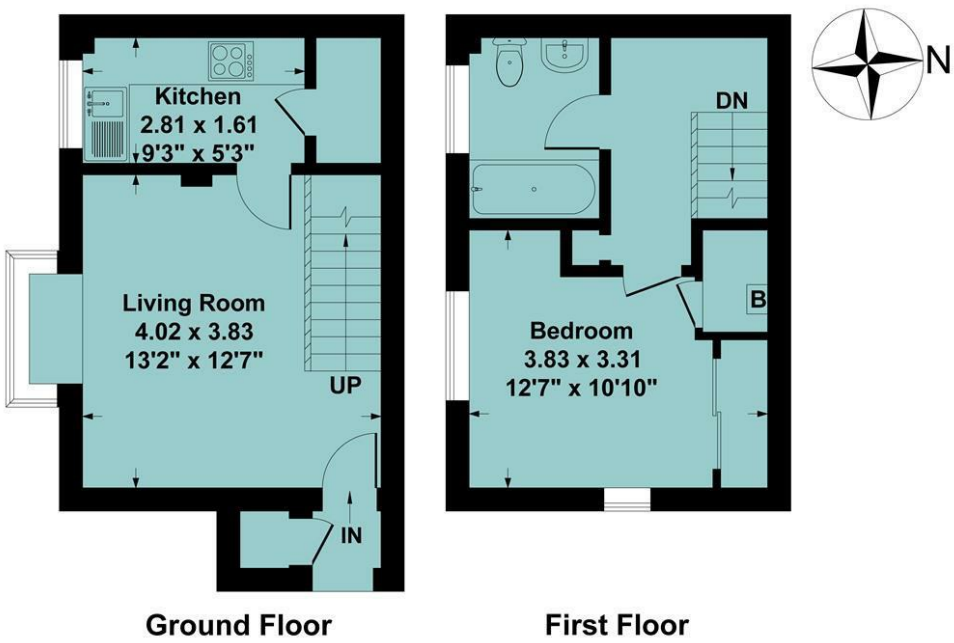
Agents Note

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

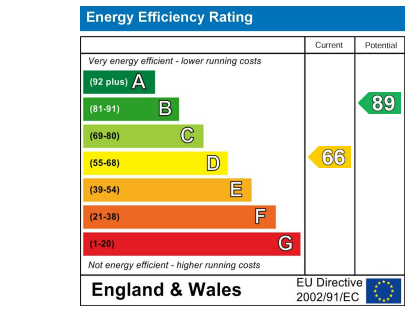
Anker and Partners earn supplementary income from various sources relating to the provision, referral and introduction of services and products to our clients and customers. This may be in the form of a fixed fee or a percentage of a premium, fee or invoice. This is not done in all cases and use of these 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 = 23.75 sq m / 256 sq ft
First Floor Approx Area = 22.13 sq m / 238 sq ft
Total Area = 45.88 sq m / 494 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.



7 Canterbury Close
Banbury

Anker

7 Canterbury Close, Banbury, Oxfordshire, OX16 4FE



Approximate distances
Banbury town centre 1.25 miles
Banbury railway station 1 mile
Junction 11 (M40 motorway) 0.75 miles
Oxford 23 miles
Stratford upon Avon 21 miles
Leamington Spa 19 miles
Banbury to London Marylebone by rail approx. 55 mins

A ONE BEDROOM HOUSE CONVENIENTLY LOCATED WITHIN WALKING DISTANCE OF THE RAILWAY STATION AND AN EXCELLENT RANGE OF LOCAL AMENITIES REPRESENTING AN IDEAL FIRST TIME BUY OR INVESTMENT PURCHASE

Living room, kitchen, double bedroom, bathroom, gas ch via rads, uPVC double glazing, front garden, off road parking space. Energy rating D.

£169,950 FREEHOLD











Directions

From Banbury town centre proceed in an easterly direction via Bridge Street into the Middleton Road. Continue past the Tesco Express store and turn right at the roundabout into Ermont Way. At the next roundabout turn right into Overthorpe Road and then take the next turning right into Westminster Way. Canterbury Close will be found as the second turning on the right. The property will be found on the left hand side and can be recognised by our "For Sale" board.

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:

* One bedroom house on the eastern outskirts of Banbury.

* Within walking distance of the railway station and many local amenities.

* Recessed porch with useful storage cupboard.

* Living room with bay window to front, stairs to first floor with recess under.

* Kitchen with a range of base and eye level units incorporating a built-in oven, gas hob with filter hood over, plumbing for washing machine, space for fridge, window to front, door to large understairs cupboard with power point and enough space for a fridge/freezer, shelving and light connected.

* Landing with hatch to loft and door to the bedroom and bathroom.

* Double bedroom with built-in wardrobe with sliding mirrored doors, double aspect with windows to front and side, door to built-in airing cupboard housing the wall mounted Worcester gas fired boiler.

* Bathroom fitted with a white suite, window and half tiled walls.

* Outside a path leads to the front door and alongside the house to the garden which is at the front where there is a lawn, hedge and shrubs.

* There is a single off road parking space located to the rear.

Services

All mains services are connected. The wall mounted Worcester gas fired boiler is located in the airing cupboard which is off the main bedroom.

Local Authority

Cherwell District Council. Council tax band B.

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.