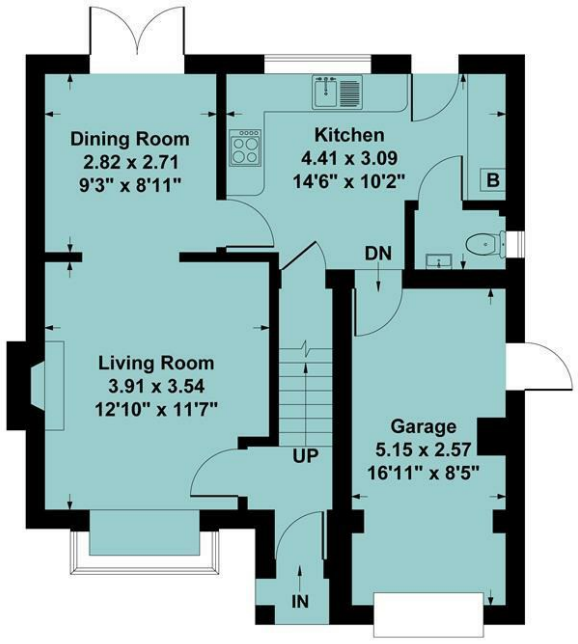
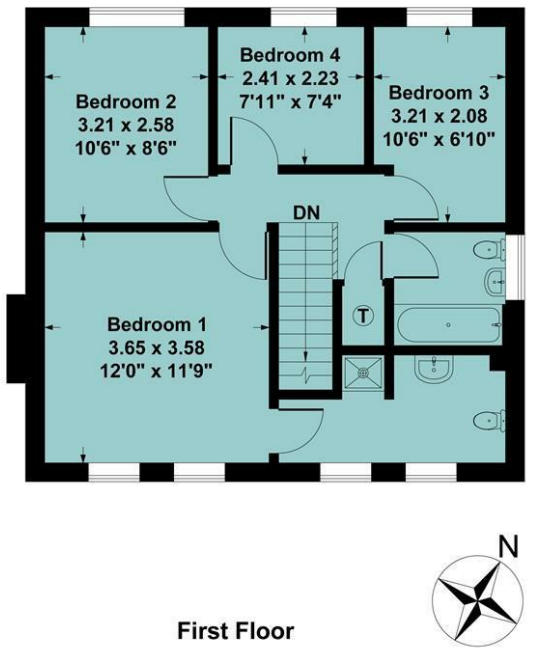
Agents Note

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 = 41.79 sq m / 450 sq ft
First Floor Approx Area = 50.01 sq m / 538 sq ft
Garage Approx Area = 12.15 sq m / 131 sq ft
Total Area = 103.95 sq m / 1119 sq ft

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

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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.

36 Winchester Close
Banbury

Anker

36 Winchester Close, Banbury, Oxfordshire, OX16 4FP



Approximate distances
Banbury town centre 1 mile
Junction 11 (M40 motorway) 0.75 miles
Banbury railway station 0.75 miles
Oxford 24 miles
Stratford upon Avon 20 miles
Leamington Spa 19 miles
Banbury to London Marylebone by rail approx 55 mins
Banbury to Oxford by rail approx. 17 mins
Banbury to Birmingham by rail approx. 55 mins

A VERY WELL PRESENTED AND RECENTLY UPGRADED FOUR BEDROOM DETACHED HOUSE IN A POPULAR AND CONVENIENT LOCATION WITHIN WALKING DISTANCE OF THE RAILWAY STATION AND AN EXCELLENT RANGE OF LOCAL AMENITIES

Hall, sitting room, dining room, newly refitted and remodelled kitchen, WC, main bedroom with large ensuite shower room, three further bedrooms, family bathroom, gas ch via rads, uPVC double glazing, garage with utility space, driveway parking, pretty rear garden. Energy rating D.

£415,000 FREEHOLD











Directions

From Banbury proceed in an easterly direction via Bridge Street into the Middleton Road. Continue to the outskirts of the town and having passed Tesco Express continue through the traffic lights and take the next turning on the right into Priory Vale Road. Take the next right again into Winchester Close and the property can be found on the right 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:

* A detached brick built house located in this popular area towards the eastern outskirts of the town which is conveniently located for a large range of local amenities and within walking distance of the railway station.

* Four bedrooms and two reception rooms.

* Newly refitted kitchen with an excellent range of grey gloss units incorporating a built-in oven, induction hob with extractor over, integrated dishwasher and fridge, marble effect work surfaces, ceramic tiled floor and skirtings, door to built-in understairs larder cupboard with automatic light, door and window to rear, new internal doors, unit housing the Gloworm gas fired boiler.

* Cloakroom fitted with a white suite beyond which is the utility area at the back of the garage which has plumbing for washing machine, space for fridge freezer and tumble dryer, a door opening to the side and electric roller door to the front.

* The main bedroom has two windows to the front and a door opening to the large ensuite shower room which is fitted with a white suite comprising a fully tiled shower cubicle, wash hand basin and WC, laminate wood effect floor, two windows and extractor.

* Three further bedrooms.

* Family bathroom with a white suite comprising panelled bath with mixer taps, shower attachment and fully tiled surround, heated towel rail, wash hand basin and WC, laminate wood effect floor, window.

* To the front of the property the driveway provides off road parking space and there is gated access to the rear where there is a very attractive garden including a patio across the back, a lawn with well stocked borders, ornamental trees and shrubs and storage space to the other side of the house.

Services
All mains services are connected. The wall mounted gas fired Gloworm boiler is located in the kitchen.

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.