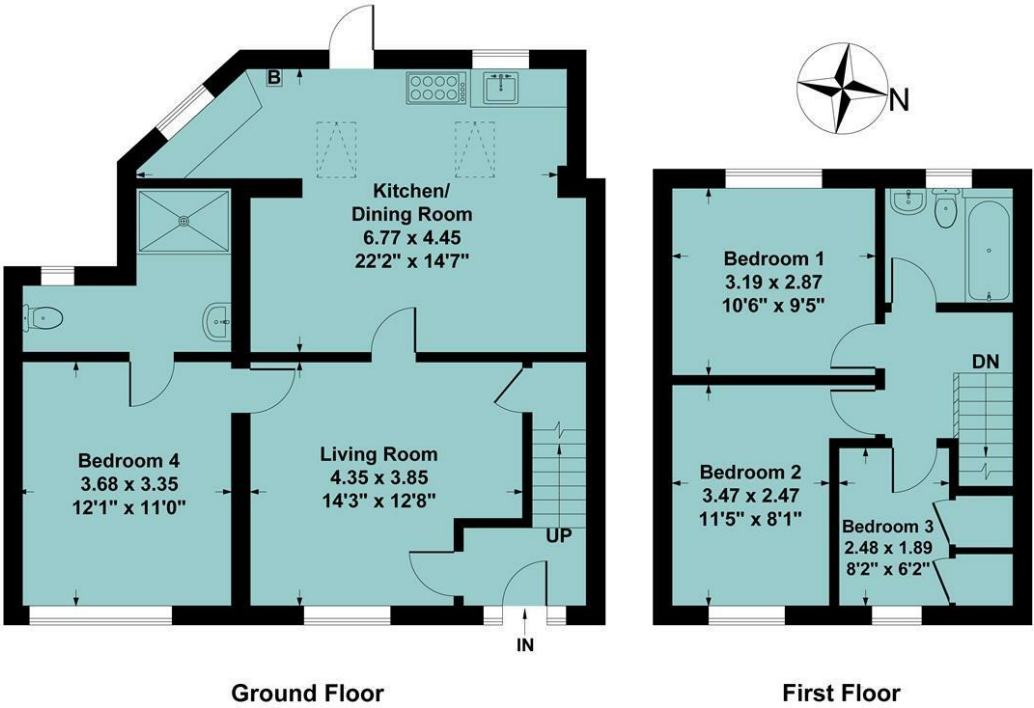


Agents Note

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.

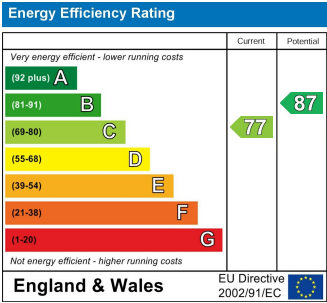
Referral fees

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 = 66.56 sq m / 716 sq ft
First Floor Approx Area = 35.09 sq m / 378 sq ft
Total Area = 101.65 sq m / 1094 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.



2 Morgan Close
Banbury



2 Morgan Close, Banbury, Oxfordshire,
OX16 1DX

Approximate distances
Banbury town centre 1.75 miles
Banbury railway station 2.5 miles
Junction 11 (M40 motorway) 2.5 miles
Stratford upon Avon 18 miles
Leamington Spa 17 miles
Oxford 23 miles
Banbury to Marylebone by rail approx. 55 mins
Banbury to Oxford by rail approx. 17 mins
Banbury to Birmingham by rail approx. 50 mins

A VERY WELL PRESENTED EXTENDED SEMI DETACHED
FOUR BEDROOM HOUSE WITH FLEXIBLE
ACCOMMODATION INCLUDING AN ENSUITE TUCKED
AWAY IN A SMALL CUL-DE-SAC IN A POPULAR AREA

Recessed porch, hall, sitting room, large open plan
kitchen/dining room, ground floor bedroom or
workspace with ensuite wet room, three first floor
bedrooms, re-fitted bathroom, generous off road
parking, low maintenance garden. Energy rating C.

£325,000 FREEHOLD



Directions

From Banbury town centre proceed in a northwesterly direction along the Warwick Road (B4100). Continue until Ruscote Avenue is found as a turning to the right opposite the arcade of shops. Turn here and then take the next left hand turning into Sinclair Avenue. Travel to the end of Sinclair Avenue and turn left into Austin Drive. At the T-junction turn left on Riley Drive and after a short distance turn right into Morgan Close. The property will be found after a short distance on the left and can be

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 brick built extended semi detached house offering flexible accommodation which is exceptionally well presented.

* Located in a small cul-de-sac in a popular residential area within walking distance of facilities including primary and secondary schools.

* A particular feature of the property is the spacious open plan kitchen/dining room which offers ample space for table and chairs, space for large range cooker, space for fridge/freezer, antique Oak cupboards and drawers, wood effect floor, utility area with plumbing for washing machine and space for tumble dryer, window, door opening to the rear garden and velux windows allowing extra natural light, wall mounted gas fired boiler.

* At the front of the property there is a living room with laminate wood effect floor.

* Also on the ground floor there is a double bedroom/office or work space currently used by the vendor as a beauty salon with non-slip wood effect floor, window to front and door opening to an ensuite wet room with a white suite including a very large walk-in shower area with fully tiled surround, wash hand basin and WC, window, heated towel rail.

* Landing with hatch to partly boarded loft with fitted ladder.

* Three first floor bedrooms and a refitted family

bathroom with a white suite comprising a panelled bath with shower over and fully tiled surround, heated towel rail, window, ceramic tiled floor.

* To the front of the property there is a wide area which provides off road parking space for three vehicles on paved and shingled surfaces.

* The rear garden is a low maintenance paved space ideal for entertaining.

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

Local Authority
Cherwell District Council. Council tax band C.

Viewing
Strictly by prior arrangement with the Sole Agents Anker & Partners.

Energy rating: C
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.