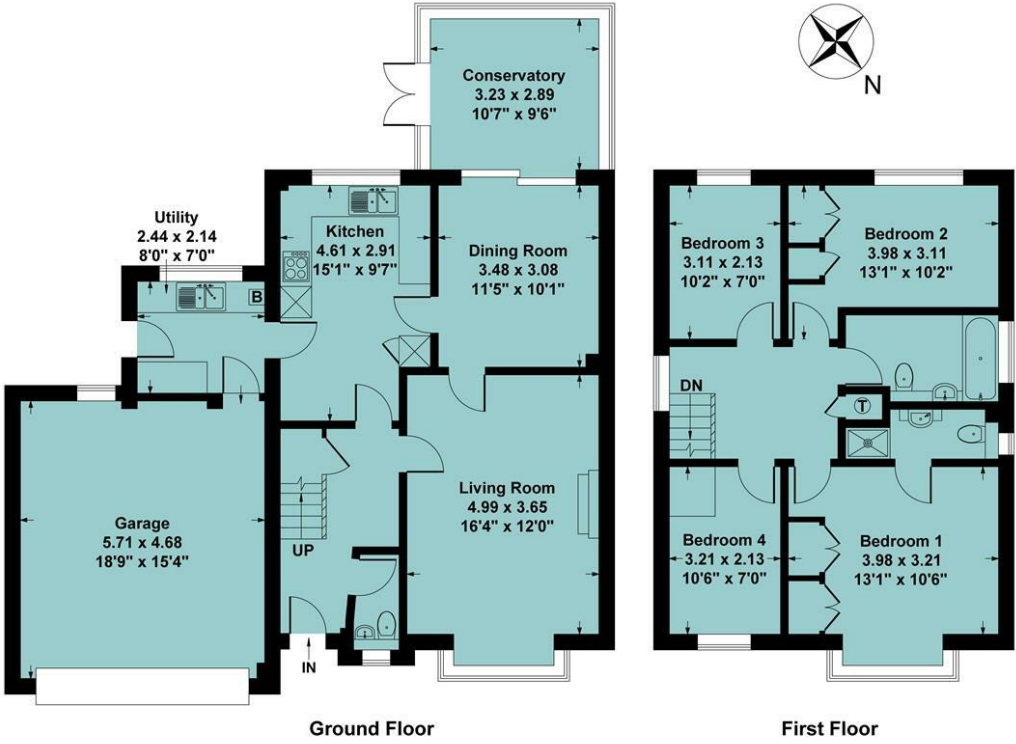


Agents Note

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.

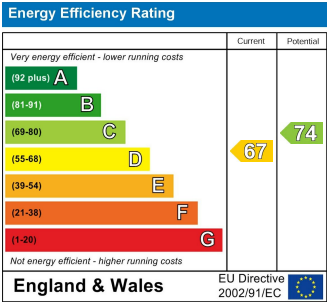
Referral fees

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 = 70.06 sq m / 754 sq ft
First Floor Approx Area = 55.38 sq m / 596 sq ft
Garage Approx Area = 24.89 sq m / 268 sq ft
Total Area = 150.33 sq m / 1618 sq ft

Measurements are approximate, not to scale,
illustration is for identification purposes only.
www.focuspointhomes.co.uk



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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.



3 Powys Grove
Banbury



3 Powys Grove, Banbury, Oxfordshire,
OX16 0UG

Approximate distances
Banbury town centre 0.75 miles
Junction 11 (M40 motorway) 2 miles
Stratford upon Avon 18 miles
Leamington Spa 17 miles
Oxford 23 miles
Banbury to Oxford by rail 19 mins
Banbury to London Marylebone by rail 55 mins
Banbury to Birmingham by rail 50 mins

A WELL PRESENTED DETACHED FOUR BEDROOM HOUSE IN A GOOD SIZED PLOT LOCATED ON THE FRONT EDGE OF THIS POPULAR DEVELOPMENT WITHIN WALKING DISTANCE OF SCHOOLS AND OTHER DAILY AMENITIES

Hall, WC, sitting room, dining room, conservatory, kitchen/breakfast room, utility room, main bedroom with ensuite shower room, three further bedrooms, family bathroom, gas ch via rads, uPVC double glazing, generous southwest facing gardens to front, side and rear. Energy rating D.

£435,000 FREEHOLD



Directions

From Banbury town centre proceed in a northwesterly direction along the Warwick Road (B4100). Continue up the hill and before reaching the traffic lights at the Stratford Road turning turn left into Powys Grove and take the first turning on the left and follow the road as it continues around back towards the front of the development and the property will be found on the left hand side and can be recognised by our "For Sale" board.

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 detached family house occupying a generous plot near the front edge of this popular development which was constructed in the mid to late 1980's.
- * A practical home which features a ground floor cloakroom, utility room, ensuite to the main bedroom and a large conservatory which has been added to the rear.
- * Modern fittings to the family bathroom and ensuite shower room.

* Off road parking on the driveway leading to a double garage with electric door, power and light connected.

* Sitting room with bay window to the front and a door opening to the dining room which in turn has sliding double glazed patio doors opening to the patio and rear garden, power and light connected.

* Kitchen/breakfast room with medium oak units incorporating a built-in eye level double oven, separate gas hob and extractor, space for table and chairs, window to rear overlooking the garden.

* A door from the kitchen opens to the utility room which has plumbing for washing machine, sink, work surfaces, base and eye level units, wall mounted Baxi gas fired boiler, personal door to the garage and door to the side.

* Main double bedroom with bay window to front, fitted wardrobes and door to the ensuite shower room fitted with a modern white suite, fully tiled walls and window.

- * Second double bedroom with fitted wardrobes and window to rear.
- * Two further single bedrooms and family bathroom with a modern white suite, fully tiled walls, window.
- * Lawned garden with borders to the front, gated side access where there is a path, patio and greenhouse and lead round to the southwest facing rear garden where there is a further patio, lawn and borders.

Services

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

Local Authority

Cherwell District Council. Council tax band D.

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.