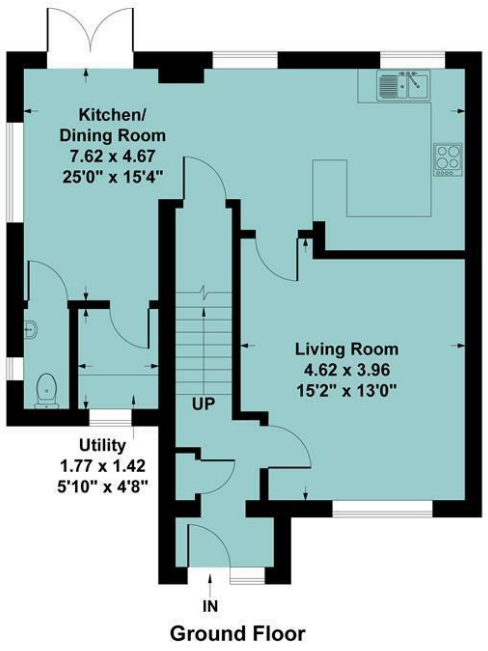
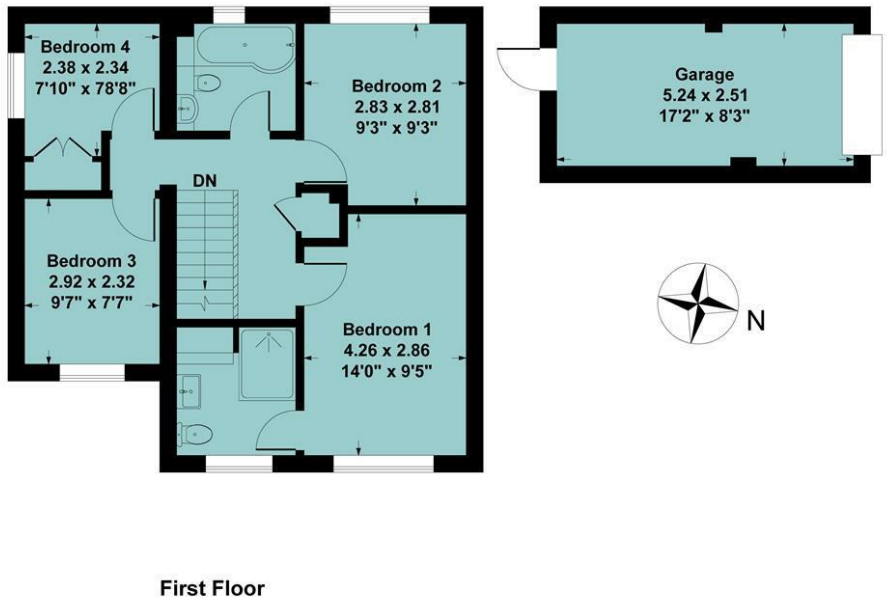
Agents Note

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 = 57.09 sq m / 615 sq ft
First Floor Approx Area = 55.04 sq m / 592 sq ft
Garage Approx Area = 13.15 sq m / 142 sq ft
Total Area = 125.28 sq m / 1349 sq ft

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

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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.

50 Hardwick Park
Banbury

Anker

50 Hardwick Park, Banbury, Oxfordshire, OX16 1YF



Approximate distances
Banbury town centre 1.25 miles
Banbury train station 1.5 miles
Junction 11 (M40) 2 miles
Leamington Spa 19 miles
Oxford 25 miles
Banbury to London Marylebone by rail approx. 55 mins
Banbury to Birmingham by rail approx, 50 mins
Banbury to Oxford by rail approx. 17 mins

OFFERED TO THE MARKET IN IMMACULATE CONDITION IS THIS SPACIOUS AND EXTENDED FOUR BEDROOM SEMI DETACHED HOUSE THAT HAS BEEN GREATLY IMPROVED BY THE CURRENT OWNERS, BENEFITTING FROM A KITCHEN DINER, AN ENSUITE TO THE MASTER BEDROOM PLUS A GARAGE AND OFF ROAD PARKING

Entrance hall, living room, kitchen/dining room, utility, downstairs cloakroom, four bedrooms, ensuite, family bathroom, front and rear gardens, garage and off road parking. Energy rating B.

£375,000 FREEHOLD











Directions

From Banbury town centre proceed in a northwesterly direction along the Warwick Road (B4100). Having passed the turning for Stratford upon Avon on the left and The Barley Mow pub on the right continue to the next roundabout and turn right into Highlands. Take the first left into Hardwick Park followed by the first right where signposted towards numbers 41 to 52 and the property will be found at the end of the cul-de-sac on the right hand side.

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:

* Entrance hall with small storage cupboard, door to lounge, stairs to first floor and ample space for coats and shoes.

* Lounge accessed off the hallway with a large window to the front and a further door leading to the kitchen diner.

* Kitchen diner fitted with a range of base and eye level units with worktop over, breakfast bar, integrated dishwasher, integrated oven and four ring gas hob with extractor over, space for American style fridge freezer, tiled flooring and splashback, ample space for dining room table and additional sofa, door to understairs storage, door to utility, windows and French doors leading to the rear garden.

* Utility fitted with an additional worktop, space and plumbing for washing machine, space for tumble dryer and a small window to front.

* Cloakroom with WC, wash hand basin, tiled splashback and window to side.

* First floor landing with doors to all rooms, airing cupboard and hatch to loft.

* Bedroom one is a double with window to front overlooking the green.

* Ensuite fitted with a large double walk-in shower unit, WC and vanity wash hand basin, wall mounted mirrored storage cabinet, window to front and heated towel rail.

* Bedroom two is a double with window to rear.

* Bedroom three is a double with window to front.

* Bedroom four is a single with built-in wardrobes and a window to side.

* The main family bathroom is fitted with a suite comprising bath with shower over, WC and vanity wash hand basin, heated towel rail, tiled flooring and walls, window to rear.

* The rear garden is mostly laid to lawn with a patio immediately outside the back door, a pergola, gated side access leading to the front and a gravelled area at the rear of the garden with access to the garage. Outside tap. Outside power points.

* Garage with light, power, up and over door to front and personal door to rear. Parking for one car in front of the garage.

* The property has 12 solar panels which are owned and they generate an income of approximately £600 per annum as well as reduced energy bills throughout the year.

Services

All mains services are connected. The boiler is located in the loft.

Local Authority

Cherwell District Council. Council tax band C.

Viewing

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

Energy rating: B

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.