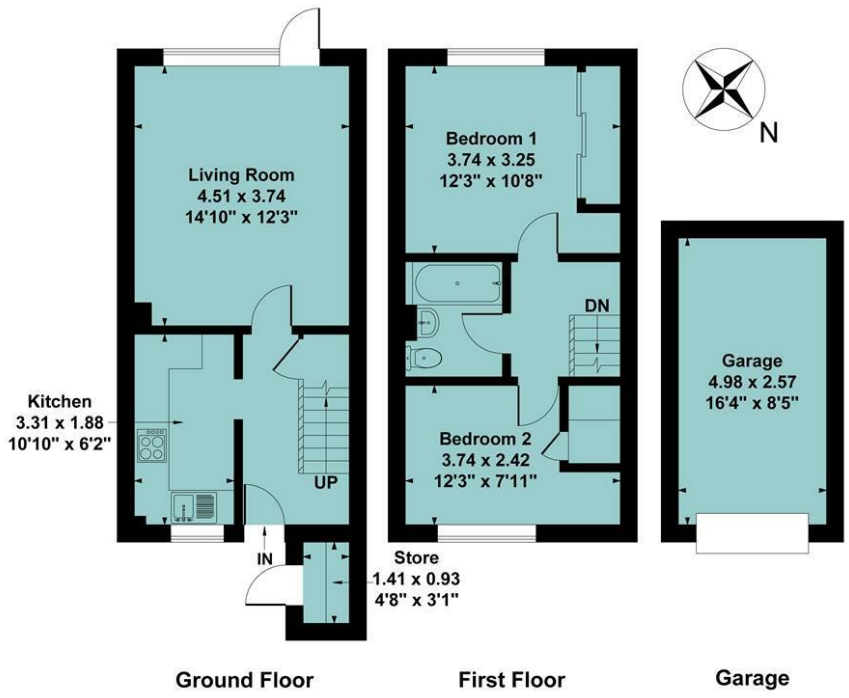
Agents Note

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

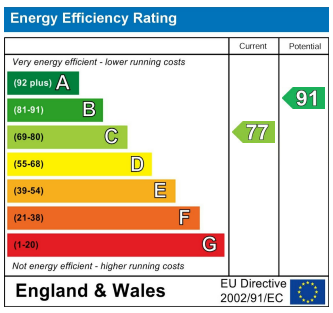
Anker and Partners earn supplementary income from various sources relating to the provision, referral and introduction of services and products to our clients and customers. This may be in the form of a fixed fee or a percentage of a premium, fee or invoice. This is not done in all cases and use of these 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 = 31.09 sq m / 335 sq ft
First Floor Approx Area = 29.72 sq m / 320 sq ft
Garage Approx Area = 12.79 sq m / 138 sq ft
Total Area = 73.60 sq m / 793 sq ft

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

www.focuspointhomes.co.uk



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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.



17 Frensham Close
Banbury

Anker

17 Frensham Close, Banbury, Oxfordshire, OX16 1FQ



Approximate distances
Banbury town centre 2 miles
Banbury train station 2 miles
Oxford 24 miles
Stratford upon Avon 19 miles
Leamington Spa 17 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

A WELL PRESENTED TWO BEDROOM TERRACE HOUSE IN A TUCKED AWAY CUL-DE-SAC WITHIN THIS POPULAR RESIDENTIAL AREA ON THE NORTHERN SIDE OF BANBURY WITHIN WALKING DISTANCE OF A WIDE RANGE OF AMENITIES.

Hall, living room, kitchen, two bedrooms, bathroom, gas central heating via radiators, uPVC double glazing, generous south facing rear garden, allocated parking space and single garage in a block, no onward chain. Energy rating C.

£239,950 FREEHOLD











Directions

From Banbury Cross proceed via North Bar turning right at the crossroads into the Warwick Road. Continue for approximately 1½ miles past the Barley Mow public house and turn right at the large roundabout onto Highlands. Proceed for approximately ¼ of a mile and take the left hand turning into Rosedale Avenue. Frensham Close will be found as the third turning on the left hand side. The property will be found on the left hand side and can be recognised by our "For Sale" board.

Banbury

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 terraced house constructed in the mid 1980's by Taylor Woodrow Homes.

* Located within a cul-de-sac forming part of a desirable residential area on the northern side of Banbury.

* Within walking distance of a large number of amenities and schooling for all ages nearby.

* Hall with wood block floor and door to understairs storage cupboard.

* Spacious living room with window to rear and door opening to the garden, gas point.

* Fitted kitchen with a range of shaker cream units incorporating a built in oven, gas hob and extractor, plumbing for washing machine, space for fridge/freezer, wood effect work surfaces, window to front, attractive sage metro wall tiling.

* Landing with hatch to loft with light connected.

* Spacious main double bedroom with a large window to rear over looking the garden. and extensive fitted wardrobes.

* Second bedroom which could be used as a small double or large single with deep built-in cupboard/wardrobe.

* Bathroom fitted with a modern white suite comprising panelled bath with mixer tap and shower attachment, wash hand basin, WC, heated towel rail, half tiled walls.

* To the front of the property steps and a path lead to the storm porch protecting the front door under which a door opens to a storage cupboard also housing the wall mounted gas fired boiler.

* The rear garden faces south and is well proportioned with a full width patio and lawn beyond. A gate opens to a rear pedestrian access which leads to the parking area and garage block.

* A few metres to the left of the terrace there is vehicular access to the parking area and there is a single allocated parking space for the subject property on the right hand side which is the second one along. The garage is the third on the right with a white up and over.

Services

All mains services are connected. The wall mounted Ideal gas combination boiler is located in the external storage cupboard at the front.

Local Authority

Cherwell District Council. Council tax band B.

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.