

Agents Note

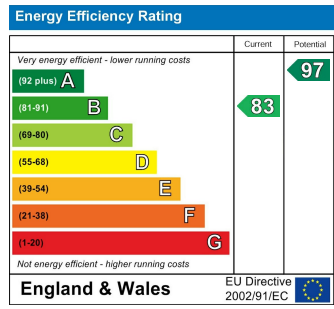
All room dimensions show maximum approximate measurements unless stated to the contrary. Facts provided by the vendors of this property are not a warranty. Room sizes are approximate and rounded and should not be relied upon for carpets and furnishings. Any purchaser is advised to seek professional or specialist advice. The description is not designed to mislead, please feel free to speak with us regarding any aspect unclear before viewing.

Survey & Valuation

Should you decide to purchase elsewhere in the Banbury area (via another Estate Agent) do please bear in mind that our Partner Robert Moore is a Chartered Surveyor and he is able to undertake Building Surveys, Home Buyer Reports and Valuations for all purposes. Discounted fee terms are available when simultaneous mortgage valuation work is carried out.

Referral fees

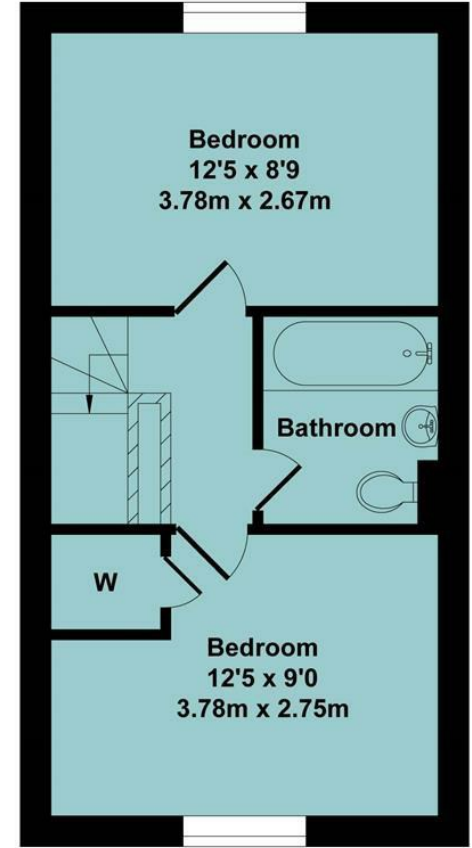
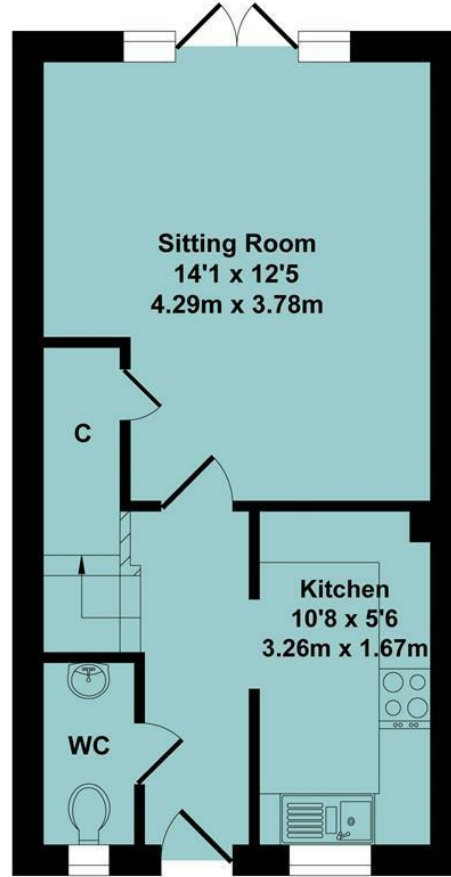
Anker and Partners earn supplementary income from various sources relating to the provision, referral and introduction of services and products to our clients and customers. This may be in the form of a fixed fee or a percentage of a premium, fee or invoice. This is not done in all cases and use of these 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. Floor Area 311 Sq.Ft. (28.90 Sq.M.)



First Floor
Approx. Floor Area 311 Sq.Ft. (28.90 Sq.M.)



Total Approx. Floor Area 622 Sq.Ft. (57.80 Sq.M.)
All items illustrated on this plan are included in the "Total Approx Floor Area"

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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.



23 Lawrence Close
Banbury



23 Lawrence Close, Banbury, Oxfordshire, OX16 2DR

Approximate distances

Banbury town centre 2.3 miles

Banbury railway station 2.5 miles

Oxford 32 miles

Stratford upon Avon 20 miles

Leamington Spa 18 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 MODERN TWO BEDROOM SEMI DETACHED HOME IN THE POPULAR HANWELL VIEW DEVELOPMENT THAT WOULD BE PERFECT FOR FIRST TIME BUYERS

Entrance hall, kitchen, downstairs WC, lounge, two double bedrooms, bathroom, garden, off road parking. Energy rating B.

£280,000 FREEHOLD



Directions

From Banbury town centre proceed in a northerly direction along the Southam Road (A432). Take the second exit at the Duke's Meadow Drive roundabout and then take the second right hand turning into Hardwick Hill. Continue along Hardwick Hill and and take a right hand turning into Thenford Way. Follow Thenford Way as it bears around to the right and then take a left hand turning into Lawrence Close. The property will be found on the right hand side. A "For Sale" board has been erected for ease of identification.

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 doors to all ground floor accommodation, stairs to first floor.
- * Kitchen fitted with a range of base and eye level units with worktops over, built-in appliances to include fridge freezer, dishwasher and washing machine, electric cooker with gas four ring hob and extractor hood over. Window to front.
- * Downstairs WC with WC and wash hand basin, window to front.
- * Lounge with space for table and chairs, understairs cupboard, patio doors to rear garden.
- * First floor landing.
- * Bedroom one with window to front and a built-in storage cupboard over the stairs.
- * Bedroom two with window to rear.

* Bathroom fitted with a white suite comprising bath with shower over, WC and wash hand basin.

* Rear garden mostly laid to lawn.

* Off road parking to the side of the property with space for 2-3 cars.

Services

All mains services are connected. The boiler is in a kitchen cupboard. There is a Management service charge for the year 2023-2024 of £115.47 per annum.

Local Authority

Cherwell District Council. Council tax band C.

Energy rating: B

A copy of the full Energy Performance Certificate is available on request.

Viewing

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